



**GRASSROOTS**  
REALTY GROUP

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3, 312 14 Avenue NE  
Calgary, Alberta

MLS # A2236702



**\$559,900**

Division:	Crescent Heights		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,022 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Other, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, See Remarks, Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 296
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: N/A

Great Location! Amazing floor plan! This is a perfect unit if you're looking to have roommates help cover your mortgage&mdash;tenants would love the location and having their own private bathroom. Located in the desirable inner-city community of Crescent Heights, this unit offers over 2,000 square feet . The open-concept main floor features 9-foot ceilings and hardwood flooring throughout. The spacious living and dining areas are filled with natural light thanks to large windows. The functional kitchen is equipped with stainless steel appliances, granite countertops, and ample cabinetry for extra storage. Also on the main floor, you'll find a 2-piece bathroom and a separate laundry room for added convenience. The second level boasts two large bedrooms, each with its own ensuite. The primary bedroom is bright and spacious&mdash;large enough to accommodate a home office&mdash;and includes a 4-piece ensuite. The second bedroom also comes with a private 4-piece ensuite. The stunning third level offers versatility&mdash;it can serve as an additional master bedroom or a family room. Featuring vaulted ceilings, two skylights, hardwood flooring, a 3-piece bathroom, and a private balcony, this level is bathed in natural light. Additional features include a single attached garage, a smart electronic door lock, and a Google video doorbell. The smart lock can be accessed via fingerprint, key tag, smartphone app, or traditional key. Low-maintenance, self-managed condo living keeps your condo fees low. The furnace and hot water tank were replaced in January 2023. Super convenient location with excellent transit access&mdash;just 10 minutes to downtown and Bow Valley College, and 20 minutes to SAIT and the University of Calgary. Quick access to 16 AVE, Deerfoot trail.

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