

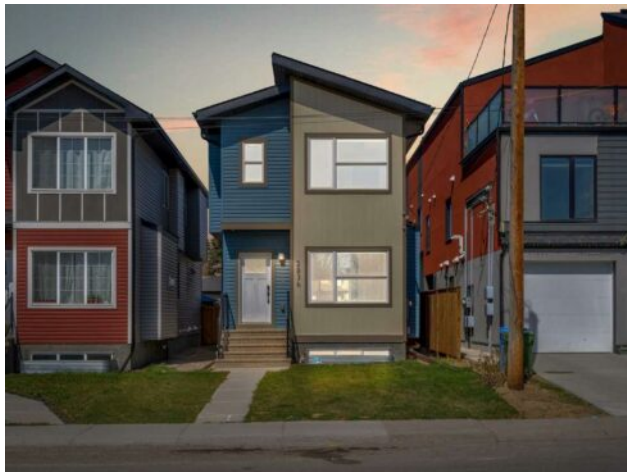


**GRASSROOTS**  
REALTY GROUP

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**2836 14 Avenue SE**  
**Calgary, Alberta**

**MLS # A2238110**



**\$698,600**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Range Hood x2

OVER 2400 SQFT OF LUXURIOUS LIVING SPACE!! ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! 4 BEDROOMS 3.5 BATHS!! DO YOU DREAM OF LIVING JUST MINUTES FROM DOWNTOWN? Look no further! Welcome to this UPGRADED HOME located in the highly desirable community of ALBERT PARK!! STEP INSIDE to find The main a SPACIOUS LIVING ROOM with cozy FIREPLACE, a CHEF-INSPIRED KITCHEN with HIGH-END FINISHES and CEILINGS, a bright DINING AREA and a 2-PC BATH. Upstairs offers a DREAMY PRIMARY SUITE with 5-PC ENSUITE BATH and WALK-IN CLOSET, two more BEDROOMS, a 4-PC BATH, and UPPER FLOOR LAUNDRY! The fully developed SEPARATE ENTRY ILLEGAL SUITE BASEMENT is the ultimate flex space &mdash; HUGE REC ROOM with KITCHEN, a BEDROOM, 4-PC BATH, and IN-FLOOR HEATING! DOUBLE DETACHED GARAGE! UPGRADED KITCHEN, MODERN DESIGN THROUGHOUT, IN FLOOR HEAT IN BASEMENT &mdash; THIS ONE HAS IT ALL! This location can't be beat &mdash; WALKING DISTANCE to an LRT STATION for an easy commute, QUICK ACCESS to DOWNTOWN, and CLOSE TO SCHOOLS, playgrounds, shopping, and all major amenities. Whether you're commuting, raising a family, or simply enjoying everything city life has to offer, this home is a PERFECT FIT.