



GRASSROOTS
REALTY GROUP

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703 14A Street SE
Calgary, Alberta

MLS # A2251959



\$574,900

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	799 sq.ft.	Age:	1905 (120 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: None

Rare opportunity to own a fully updated character home in the heart of Inglewood—siding onto a tranquil green space with no neighbour beside you! Perfect for a first-time buyer, investor, or developer seeking a prime lot, this beautifully renovated home combines historic charm with modern upgrades and everyday functionality. Situated on a picturesque lot bordering a tree-lined green space owned by the City of Calgary, it offers privacy, peace, and lasting value. The home has been extensively renovated throughout with updates including new drywall and insulation (including attic), all new windows, front and patio doors, and fresh paint. The kitchen and bathroom have been completely redone, complemented by new flooring, baseboards, and casings for a seamless aesthetic. Major plumbing and electrical upgrades, pot lights, a ceiling fan, an improved laundry area, and custom maple wall accents on both levels make this a truly move-in-ready home. With nearly 800 sq. ft. of developed living space on the main floor, the home features two bedrooms, a full bathroom, and two distinct living areas. Durable laminate flooring flows throughout, while large windows flood the interior with natural light. The open-concept front living room connects effortlessly to the dining area and kitchen—ideal for entertaining. The timeless kitchen showcases a subway tile backsplash, white shaker cabinetry with glass-faced uppers, and a new sink. Both bedrooms are generously sized, and the fully renovated 4-piece bathroom includes a tiled tub surround, updated vanity, and stylish tin ceiling panels. A welcoming front foyer doubles as a mudroom, while the rear family room opens directly to the private backyard. Downstairs, you’ll find an upgraded laundry centre with a new washbasin sink and plenty of storage. Outside, the backyard is a true retreat with a brick patio

beneath mature trees, perfect for gatherings, fire pit evenings, or quiet relaxation. The property also includes parking for two vehicles. All of this in vibrant Inglewood, just steps from shops, acclaimed restaurants, parks, and Calgary's lively arts and entertainment scene. With no neighbour beside you, easy access to downtown, and major routes close at hand, this location simply can't be beat.