



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4704 14 Street NW**  
**Calgary, Alberta**

**MLS # A2260166**



**\$825,000**

<b>Division:</b>	North Haven		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,920 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Laminate	<b>Water:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** None

Rare investment opportunity! This impeccably renovated full duplex on 14th Street showcases breathtaking views of Nose Hill Park. Each side features a thoughtfully designed main floor with vaulted ceilings, a gourmet kitchen boasting new cabinets, granite countertops, and stainless-steel appliances. The expansive living and dining areas provide an ideal setting for entertaining. Two cozy bedrooms and a bathroom complete this level. The unfinished basements offer endless potential for customization. Outside, a spacious backyard with parking for four vehicles and convenient alley access. Experience the epitome of luxury living with easy access to amenities and the serene beauty of Nose Hill Park right at your doorstep. Don't miss this prime real estate opportunity!