



GRASSROOTS
REALTY GROUP

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4704 14 Street NW
Calgary, Alberta

MLS # A2285702



\$825,000

Division:	North Haven		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,902 sq.ft.	Age:	1964 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, High Ceilings, Separate Entrance, Vaulted Ceiling(s)		

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!