



4504 14 Street NW
Calgary, Alberta

MLS # A2296044



\$629,000

Division:	North Haven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,106 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Wet Bar		

Inclusions: Negotiable: All furniture and decoration

Discover the charm of 4504 14 St NW, a beautifully renovated bungalow offering breathtaking views. Conveniently sitting on a corner lot, this home offers exceptional possibilities for both first time home buyers and investors alike. This home features a modern open-concept main floor, thoughtfully updated and perfect for comfortable living. Recent upgrades include brand-new roofing installed in 2024 and a 200-amp electrical panel, ensuring long-term peace of mind, a new 2025 furnace as well! Ideally located in a desirable NW Calgary neighborhood close to parks, schools, and amenities, this property is a perfect blend of style, functionality, and convenience. Located directly across from the esteemed Winter Club, this residence offers a lifestyle of convenience and luxury. Call your favorite Realtor today!