



GRASSROOTS
REALTY GROUP

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3715 14A Street SW
Calgary, Alberta

MLS # A2139544



\$799,999

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,166 sq.ft.	Age:	1914 (110 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Storage		

Inclusions: none

OPEN HOUSE on SUNDAY, June 9th 11AM - 3PM. Welcome to the sought after neighbourhood of Altadore. You are located a mere steps to a Massive Off-leash dog park and plenty of shopping and transportation. You can get to downtown in minutes and within a short distance to the Saddledome and Stampede Grounds. There are many top-notch schools in this area, with the top Public, Catholic and Private Schools. This Historical 1914 Home has been updated with it's electrical and contains no asbestos. The kitchen was completely redone with new insulation in the walls there. It has maintained it's old world charm and has large mature trees. Perfect for living here or a character AirBNB that would be highly sought after. The single garage in the back is large enough for your car or truck. The porch at the front is perfect for enjoying your morning coffee and would be perfect a swinging bench. The basement is unspoiled and perfect for your storage or finishing ideas. This lot has no telephone pole in the back which makes it easy to build a double detached garage in the back in the future. You will love the convenience and lifestyle of this neighbourhood. Seeing is Truly Believing so book your showing today.