



2722 14 Street SW
Calgary, Alberta

MLS # A2151967



\$674,900

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,813 sq.ft.	Age:	1985 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Lower Unit: Electric Stove, Refrigerator, Stacked Washer/Dryer, Window Coverings

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Discover this rare opportunity to renovate, Buy & Hold, or build your dream home on this **OVERSIZED 40-ft wide lot** in Upper Mount Royal. This single-family detached home offers substantial space with **FOUR BEDROOMS ABOVE GRADE** and an additional bedroom in the illegal basement suite. Additionally, there is a double detached garage located at the back. For those interested in renovating, this home has great bones and lots of space, with over 2,600 Square Feet across 3 levels! It features a formal living room with a real wood-burning fireplace, a formal dining area with bay-style windows, a kitchen with ample storage, a newer fridge, and a massive back deck. The main level also includes a laundry area and a 2-piece powder room. The upper floor boasts four bedrooms and two full bathrooms. The primary suite includes generous closet space and a 3-piece ensuite bathroom. The other three bedrooms share a 4-piece bathroom with a tub/shower combo. The illegal basement suite features a large living and kitchen area with a real wood-burning fireplace, one bedroom with in-suite laundry, a 3-piece ensuite bathroom, a newer high-efficiency furnace, and additional storage with a cold room. The backyard offers plenty of room for entertaining on the massive deck, while the fenced front yard provides green space for gardening. The property is currently tenant-occupied with month-to-month leases that are well below market value. The upper tenant pays \$1,800, and the downstairs tenant pays \$850. Located in the prestigious Upper Mount Royal community of Calgary, this property offers a prime location with access to various amenities. Its potential for future renovation makes it an attractive option for investors. Contact us today for more information!