



GRASSROOTS
REALTY GROUP

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3908 14 Avenue NE
Calgary, Alberta

MLS # A2203781



\$565,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub, Laminate Counters, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

Here it is! A solid & well maintained home, located on one of the best streets in the area! w/corner lot and ample parking! Excellent curb appeal on this quiet location. This 4 bedroom/ 3 bath room bungalow offers 1,290 sq ft of living space, complemented by an attached double heated garage and vaulted ceilings. As you enter, you are greeted by a formal living/dining room combo that flows into the kitchen with oak cabinets & newer counters. Enjoy the warmth of a stone surround wood burning fireplace and beautiful vinyl plank floors throughout both levels. The main floor consists of a primary bedroom with a 4-piece ENSUITE, an additional bedroom which could be used as an office, and you have the convenience of main floor laundry. The basement offers a large spacious family room, 2 additional bedrooms and a 3 piece bath. Recent updates include new paint, new floors, a 2021 water heater, High Efficiency furnace in 2017, and all windows and shingles (less than 10 yrs). This home has been well maintained and updated and awaits a new owner! *This home can be converted into a 5/6 bedroom house, 2 up/3/4 down with minimal work! Conveniently located near shopping, schools, park, and playground, C- train access, Whether you are young professionals or a retired couple, this is a great opportunity, don't miss out on this one!