



GRASSROOTS
REALTY GROUP

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1123 14 Street NW
Calgary, Alberta

MLS # A2204167



\$899,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Hounsfield Heights/Briar Hill | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,190 sq.ft. | Age: | 1953 (72 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Interior Lot, Many Trees, Rectangular Lot, Sloped, Str | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Pantry, Storage, Track Lighting | | |

Inclusions: n/a

A fully renovated gem boasting over 2,230 sq ft of developed living space with captivating views of the downtown skyline. Sitting on a 50' lot this 4-level split is within walking distance to all amenities and will impress you the minute you walk inside. A spacious private front porch is an ideal space to remove muddy boots before walking into this clean modern aesthetic abode. Hardwood floors grace the main and upper levels while modern light fixtures and large windows ensure the home is flooded with light. The kitchen has been fully transformed into a warm and inviting space for cooking and entertaining with ample cabinetry, pantry, and stainless steel appliances. Elevating the space is the unique recycled glass countertops that wrap around from the kitchen to the sunken dining room forming a raised breakfast bar and serving station. An expansive living room showcases beamed ceilings and a custom media built-in with a linear electric fireplace. Upstairs is home to a full bathroom and two spacious bedrooms with large windows capitalizing on those downtown views. The lower level can ideally function as a 1 bedroom illegal suite with a separate entry, kitchenette with dining area. An extensive rec room is highlighted by beamed ceilings, built-in bookshelf and corner wood burning fireplace. A full bathroom is just off the utility room where you'll find the washer/dryer and workshop. Mature evergreens fill the backyard and offer a private and tranquil oasis while conversations and laughs can be enjoyed on the large deck. Plenty of parking with the rear accessed detached double garage or front accessed parking pad. Situated within walking distance to SAIT, C-Train, and the Jubilee Auditorium, and a quick commute to Kensington, McMahon Stadium and so much more. Don't miss out on your chance to own the incredible property.

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