



GRASSROOTS
REALTY GROUP

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3827 14 Avenue NE
Calgary, Alberta

MLS # A2207710



\$659,999

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully renovated bungalow in the heart of Marlborough! This stunning home offers modern upgrades throughout, featuring 3 bedrooms and 1.5 baths on the main level and a spacious 2-bedroom, 1-bath illegal basement suite—perfect for extended family or rental potential. Step inside and fall in love with the open-concept design, highlighted by luxury vinyl plank flooring, a sleek tiled electric fireplace, and a high-gloss kitchen with brand-new appliances. The main level also boasts a separate laundry area, a full bathroom, and a primary bedroom with its own private half-bath—ideal for busy mornings. The lower level is designed for comfort and functionality, offering two additional bedrooms, a full bath, and ample living space, making it a great spot for guests or potential tenants. Outside, this property truly shines! You'll appreciate the oversized double-car garage, a spacious backyard, and a front chain-link gate—perfect for storing trailers, boats, RVs, or any extra toys.