



GRASSROOTS
REALTY GROUP

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1703 14 Avenue NE
Calgary, Alberta

MLS # A2212407



\$649,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1959 (66 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Attention developers, and investors!! Situated on a prime 50x120 corner lot in desirable Mayland Heights, this beautifully maintained 6-bedroom bungalow offers stunning west-facing views, exceptional privacy, and outstanding potential for living, renting, or future development. The main level features three spacious bedrooms, a full bathroom, refinished original hardwood flooring, a bright kitchen with recessed lighting and a large central island, and a cozy living room with a wood-burning fireplace. Double doors from the dining area open to a generous west-facing balcony perfect for relaxing or entertaining. The fully developed lower level, accessible through a separate side entrance, includes an illegal basement suite with three additional bedrooms, a 3-piece bathroom, laundry, and multiple living areas—ideal for rental income. The back yard has a firepit, ground-level deck, oversized single garage, and a whimsical wood playhouse. Located directly across from Deerfoot Park and minutes from downtown, schools, parks, and tennis courts, this versatile property offers immediate comfort with long-term development upside. Call Today!!!