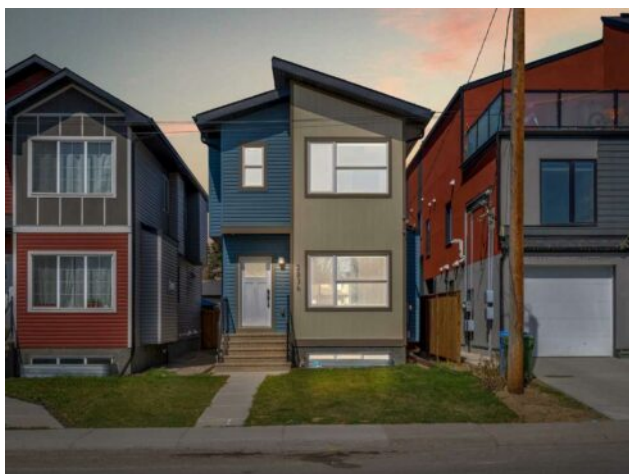


2836 14 Avenue SE
Calgary, Alberta

MLS # A2238110



\$698,600

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,762 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: Range Hood x2

OVER 2400 SQFT OF LUXURIOUS LIVING SPACE!! ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! 4 BEDROOMS 3.5 BATHS!! DO YOU DREAM OF LIVING JUST MINUTES FROM DOWNTOWN? Look no further! Welcome to this UPGRADED HOME located in the highly desirable community of ALBERT PARK!! STEP INSIDE to find The main a SPACIOUS LIVING ROOM with cozy FIREPLACE, a CHEF-INSPIRED KITCHEN with HIGH-END FINISHES and CEILINGS, a bright DINING AREA and a 2-PC BATH. Upstairs offers a DREAMY PRIMARY SUITE with 5-PC ENSUITE BATH and WALK-IN CLOSET, two more BEDROOMS, a 4-PC BATH, and UPPER FLOOR LAUNDRY! The fully developed SEPARATE ENTRY ILLEGAL SUITE BASEMENT is the ultimate flex space — HUGE REC ROOM with KITCHEN, a BEDROOM, 4-PC BATH, and IN-FLOOR HEATING! DOUBLE DETACHED GARAGE! UPGRADED KITCHEN, MODERN DESIGN THROUGHOUT, IN FLOOR HEAT IN BASEMENT — THIS ONE HAS IT ALL! This location can't be beat — WALKING DISTANCE to an LRT STATION for an easy commute, QUICK ACCESS to DOWNTOWN, and CLOSE TO SCHOOLS, playgrounds, shopping, and all major amenities. Whether you're commuting, raising a family, or simply enjoying everything city life has to offer, this home is a PERFECT FIT.