

**1714 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2209696**



**\$878,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	1943 (82 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Laminate, Slate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-CG

**Utilities:** -

**Inclusions:** n/a

BEST street in Sunalta! Front porch charm, white picket fence & a modern functional interior is what this home is offering, across from the Calgary Tennis Club & steps from the Royal Sunalta Park. Main floor features the open concept plan with the spacious living/dining room. Gourmet kitchen with white cabinets, central island, stainless steel appliances, granite counters, perfect for entertaining. A large bedroom & 4 pc bath on the main floor. Side door will take you to the fenced backyard & to the oversized double garage. Upper floor boasts the Master bedroom with walk-in closet & a 4 pc en suite bath and the 2nd bedroom. Lower level is the family room or can be used as an office or playroom. This house was completely taken back to the studs & renovated with updated plumbing, electrical, energy efficient windows, landscaping. Recent upgrades: furnace (2017), hot water tank (2019) shingles on extension roof (2019), shingles on main house roof (2020).