

**3707 14 Street SW**  
**Calgary, Alberta**

**MLS # A2212913**



**\$799,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Altadore                        |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,953 sq.ft.                    | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Views    |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Stucco, Wood Frame

**Foundation:** Combination

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows

**Inclusions:** n/a

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

Gorgeous semi-attached 3 bedroom in Altadore! Amazing location, close to parks, walking paths, shopping and restaurants/bars in this super trendy inner city location. Large 3 bedroom unit with 9 foot ceilings on the main. Open floorplan perfect for gatherings with friends and family, as well as entertaining with the large living room, dining area. Butlers nook off the granite kitchen/dining room with ample storage for wine and cookware. 2 pc bath on the main as well as back mud room area. Large windows and an abundance of light. Walk onto your private back patio area for quiet summer evenings or raving BBQs. Upper level has 3 large bedrooms including a massive primary with walk-in closet plus 5 pc en-suite. Another 3rd full bath up. Basement is unfinished but has high ceilings and tons of storage or perfect for future development.