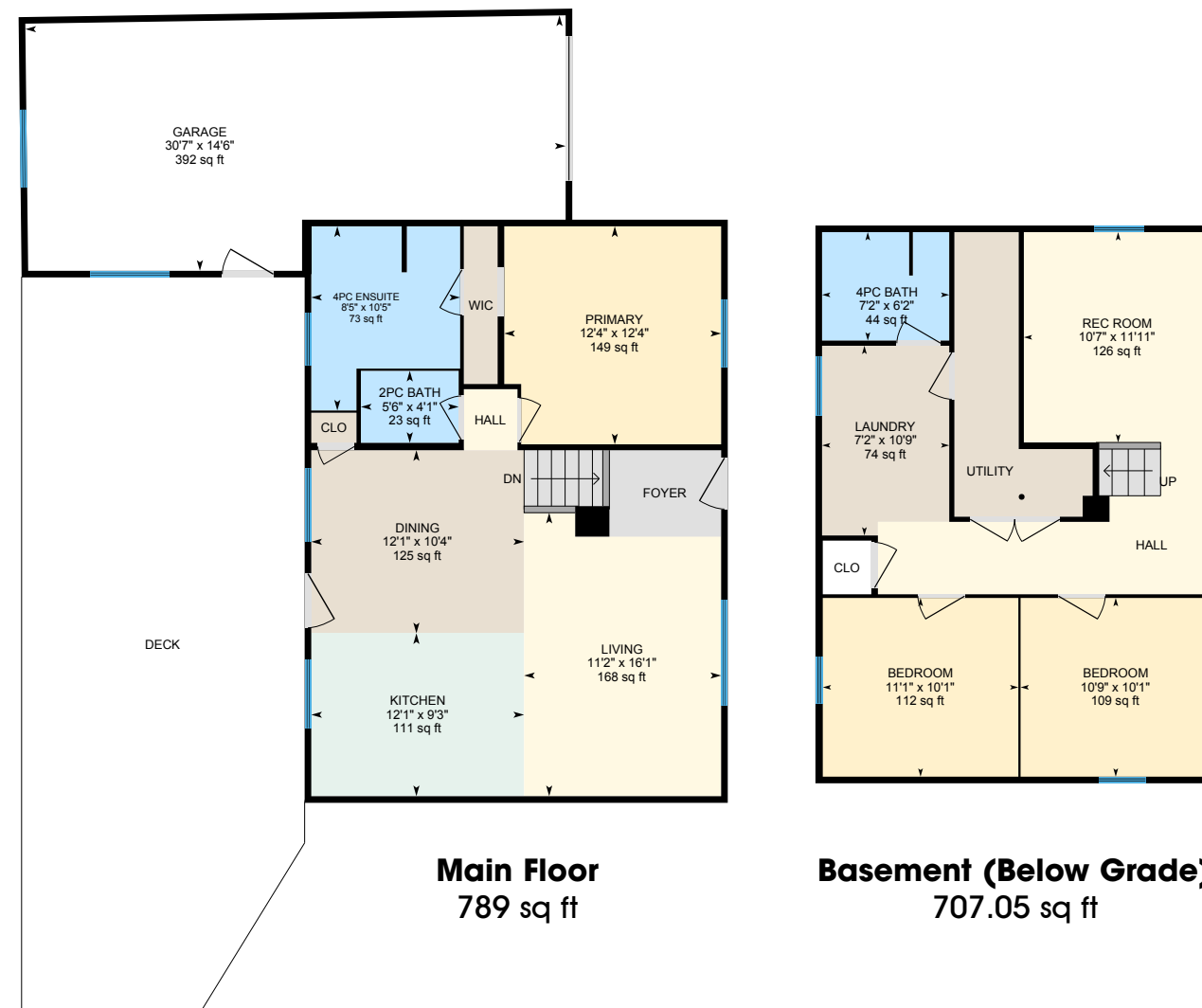


2816 14 St SW, Calgary, AB



Welcome Home To

2816 14 ST SW



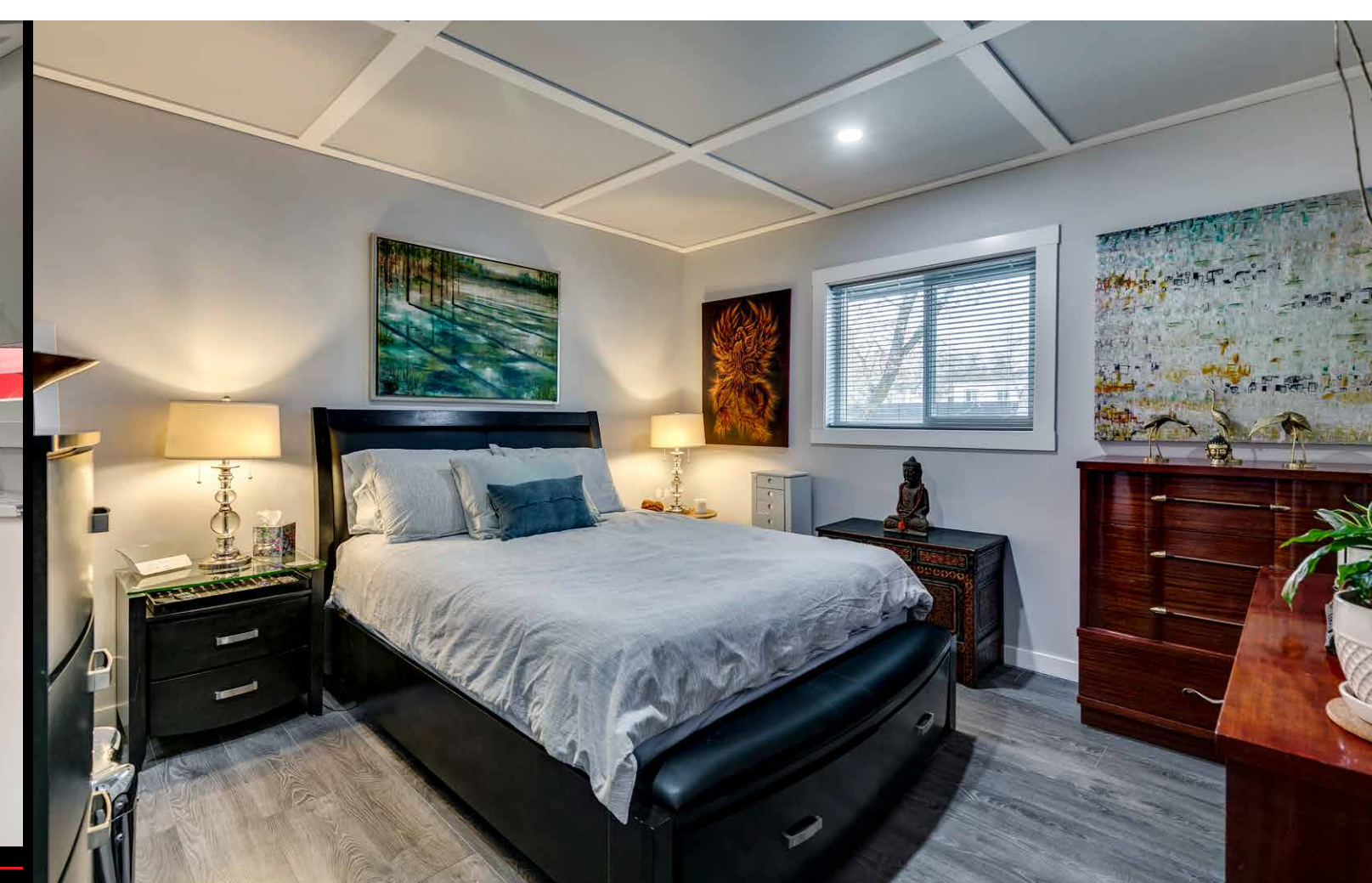
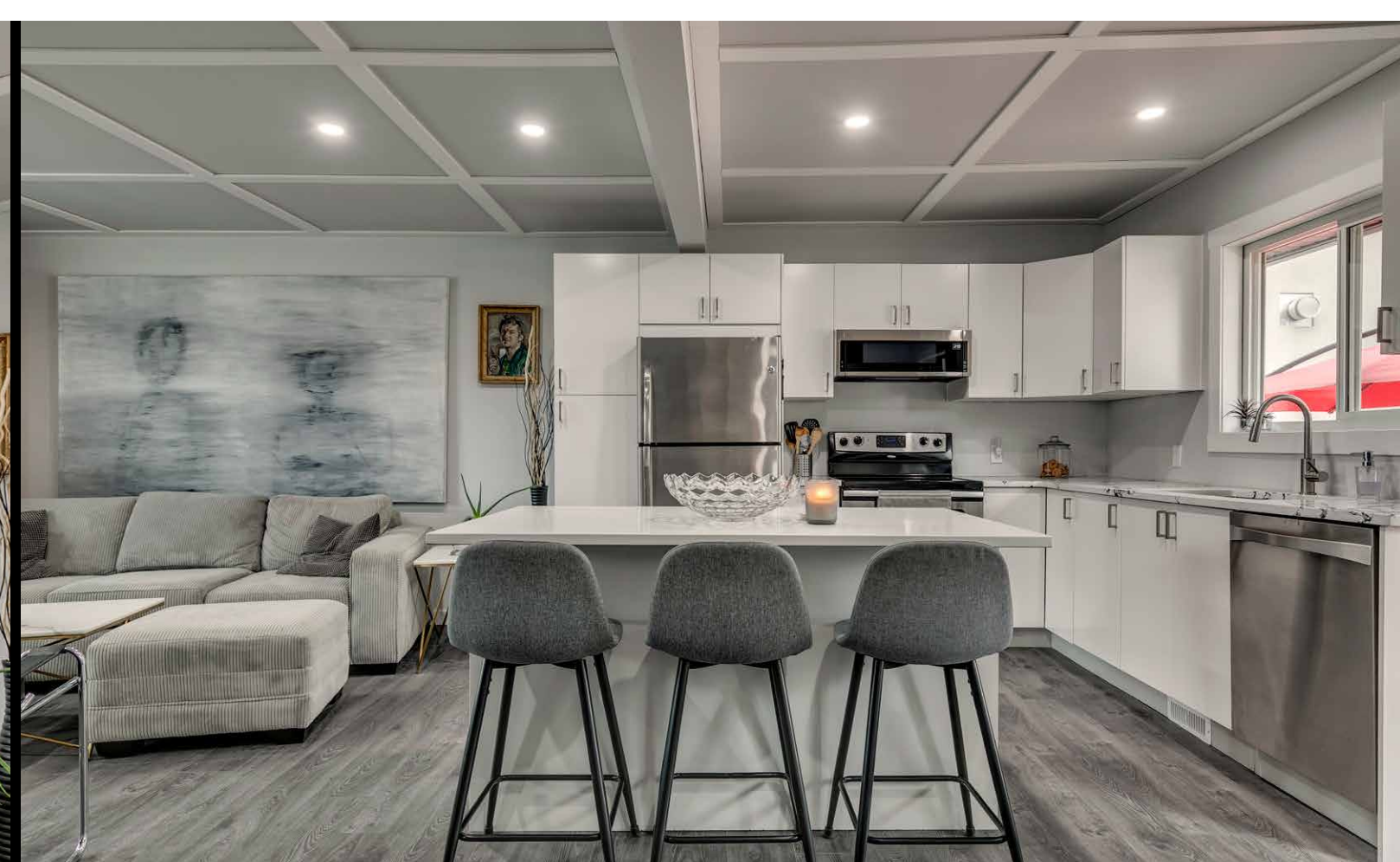
Chris Zaharko
Associate

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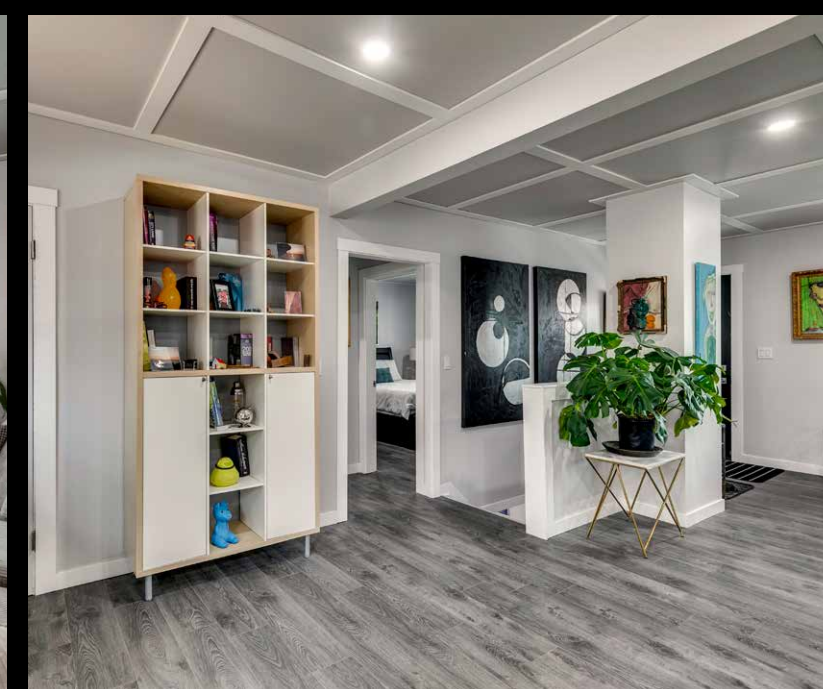
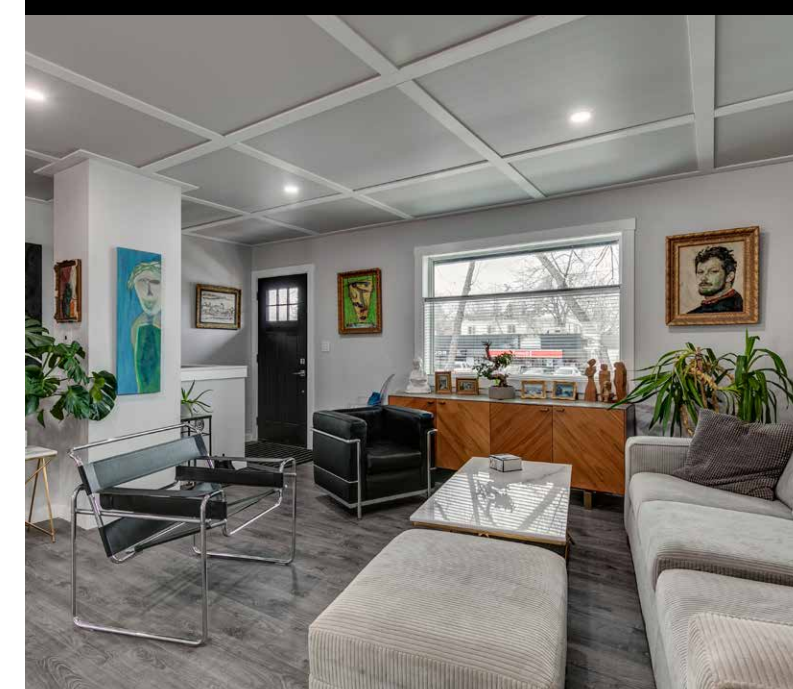


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Top 1% Nationally



Newly renovated and situated in desirable Upper Mount Royal, this 3 bedroom, 3 bathroom bungalow is the perfect new home for empty nesters, roommates and investors. This 60' x 120' property is comprised of 2 lots both zoned RC-1. Ideal location for potential redevelopment. The main floor embraces open concept living. The kitchen opening onto the living room and dining area offers an island with breakfast bar, beautiful white granite counter tops and stainless steel appliances. Composite hardwood floors, dropped ceilings and recessed lighting can be found throughout the home. The primary bedroom offers a walkthrough closet and 4 pc ensuite. The basement has been fully finished with 2 additional bedrooms, a 4 pc bath, laundry area and family room. Off the kitchen you will find a large east facing deck with wood burning fireplace, barbeque area and built in benches. The huge backyard offers plenty of space for an oversized detached garage and tiered landscaping. There is a single attached garage and front driveway as well as additional area off the alley that can be utilized for parking. Steps to the Marda Loop Community Association with outdoor rink and tennis courts. Minutes to cSpace Marda Loop and only 1 km to all the shops, restaurants of 17th Ave SW. Close to all amenities and the Downtown Core. The number 7 & 22 buses run past this house making for easy access to downtown and the CTrain.



Chris Zaharko

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chris@zaharko.com

MLS:	A2091540
Year Built:	1948
Subdivision:	Upper Mount Royal
Type:	Detached House
Taxes:	\$3,394.00/2023
Size:	789.00 SqFt

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