\$769,888 - 3234 14 Street Sw, Calgary

MLS® #A2223916

\$769,888

3 Bedroom, 2.00 Bathroom, 998 sqft Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

PRICE IMPROVEMENT! AMAZING opportunity to live in one of the best & prestigious communities in Calgary. WELCOME TO YOUR NEW HOME IN UPPER MOUNT ROYAL. Pride of ownership home comes with a legally suited basement on a gorgeous treed 40' x 120' lot. This renovated raised bungalow offers refinished hardwood flooring throughout with the upper level featuring 2 comfortable bedrooms up, a large living room w/ huge West-facing window that soaks up the sunlight, a modern full 4pc bathroom with floor to ceiling subway tile and a large square sink, an open kitchen with white cabinets, subway tile backsplash, pot lights, white quartz countertops, stainless-steel appliances & a large eating island that leads to the sliding patio door and onto the east backyard. The basement suite has been approved by the City as a "LEGAL SUITE― (perfect as an income helper or extra living space to enjoy yourself) with a separate entrance. The basement offers over 800 sqft of living space with 1 bedroom plus a den, open living room, 4-piece bathroom; a full modern kitchen with floor to ceiling subway tile & stainless-steel appliances & a common laundry room. Market value for basement suite in this community goes for \$1200-\$1500/month. GREAT Mortgage Helper. A gorgeously manicured and landscaped East-facing backyard offers 26' x 8' freshly stained wooden deck, a storage shed, fire pit area, fenced and newly







paved asphalt parking pad for 4 cars. LOCATION, LOCATION! Walking distance restaurants, cafes, parks, schools, shopping, library, Sandy Beach Park, 17th Ave & Mission 4th Street and 33 Ave Marda Loop. Easy access to Downtown, Crowchild Trail, Glenmore Trail. Great holding property for future redevelopment. This move-in-ready home is waiting for you. Must see. This home will not last!

Built in 1947

Essential Information

MLS® # A2223916 Price \$769,888

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 998

Acres 0.11 Year Built 1947

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

Community Information

Address 3234 14 Street Sw Subdivision Upper Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 3V9

Amenities

Parking Spaces 4

Parking Alley Access, Parking Pad, Asphalt, Side By Side

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks,

Street Lighting, Paved

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2025

Days on Market 24

Zoning R-CG

Listing Details

Listing Office KIC Realty

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