

\$749,900 - 2206 14a Street Sw, Calgary

MLS® #A2112617

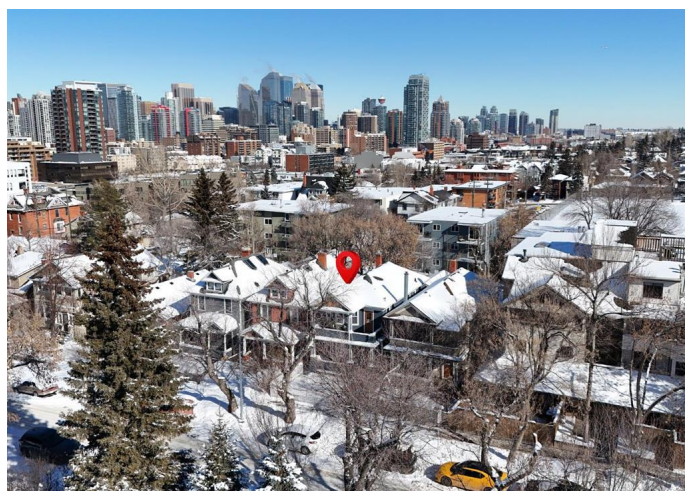
\$749,900

4 Bedroom, 4.00 Bathroom, 1,481 sqft

Residential on 0.07 Acres

Bankview, Calgary, Alberta

What a pleasure it is to present this charming, elegant, inner-city home with loads of character. With 4 bedrooms, 2.5 Bathroom, a LEGAL suite and brilliantly situated in Bankview, only steps to 17th Ave! Curb appeal alone, will draw you in and up to a front porch just waiting for morning coffee or that glass of wine at the end of the day. The Natural woodwork of the home as well as original stained-glass windowâ€™s still shines through and brings a sense of old-world charm. Hardwood floors throughout main living areas mixed with neutral tones makes for a peaceful and cozy feel. The Front living room leads into the dining room large enough for all the family gatherings. Tucked away is an office great for the work at home professional. A complete modern kitchen has been transformed with pristine white cabinetry, stainless steel appliances, quartz counters with ample cupboard and counter space. Finishing off the main floor is a 2-piece bath. Upstairs there are 3 good sized bedrooms including the primary suite. The hardwood floors continue with the same flow of design as well mixed with carpet for comfort. The main bath features mosaic floor tile and a tile surround claw tub/shower with a glass door giving a sleek finish. A completely separate 1 piece bath for privacy finishes off the 2nd floor. The 2nd story deck will be your favorite space to sit and watch the sunset after a long week, before heading into the Beltline to catch a show or try the newest restaurant! The



basement has a private side entry, where youâ€™ll find fully compliant (registered) legal suite already there for whatever your needs may be. This one bedroom suite with a full kitchen, living room, 4-piece bath is perfect for a long term tenant, AirBnB, or multi-generational living spaceâ€¦ possibilities are endless. The back yard has a covered deck as well a patio area for summer living. Watch the kids play, let the dog run or take in the many seasons of Calgary. Also including a newer built double car garage with storage area in the attic, awaits with alley access for convenience. Weâ€™re happy to accommodate any and all showings, this house has been loved over the years and itâ€™s next adventure with its new owner awaits!

Built in 1912

Essential Information

MLS® #	A2112617
Price	\$749,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,481
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2206 14a Street Sw
Subdivision	Bankview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3W8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Closet Organizers, Granite Counters, Natural Woodwork, Soaking Tub, Storage
Appliances	Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 18th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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