

\$1,695,000 - 2915 14 Avenue Nw, Calgary

MLS® #A2117879

\$1,695,000

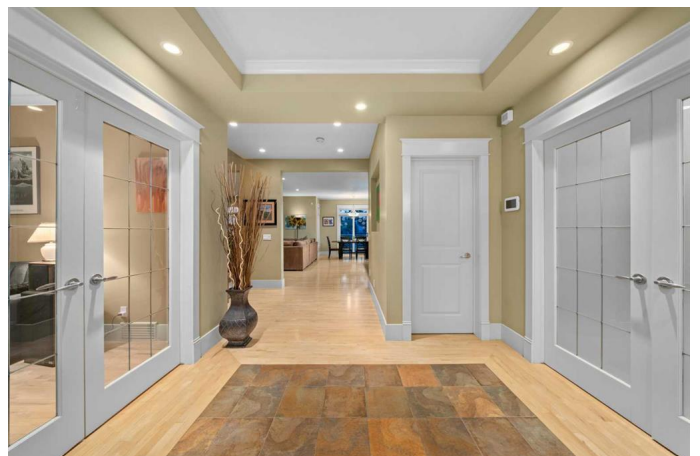
4 Bedroom, 4.00 Bathroom, 3,025 sqft

Residential on 0.15 Acres

St Andrews Heights, Calgary, Alberta

****PRICE REDUCTION**** Located in the desirable upscale inner city neighbourhood of St. Andrews Heights, this beautifully crafted Lindner Brothers home has a walkout basement that opens out to a mature south backyard. It boasts almost 4500 sq feet of developed luxury that spills out on to the huge verandah out front, the enormous and sunny deck out back and a private sun deck on the second floor. Inside, the open main floor has a formal dining room with a butler's pantry connecting it to the spacious and warm kitchen and great room. The chef's kitchen boasts granite counter tops, SS appliances, huge walk-in pantry, raised bar & bright and sunny breakfast nook. The upper level offers a spacious master with spa inspired ensuite, two more great sized bedrooms & bonus room with a private sun deck. Downstairs you can relax with the big screen or at the bar or both and enjoy the south facing walkout roughed in for a hot tub. Your guests will find a generously sized guest bedroom and another 4 piece bathroom.

St. Andrews is a very exclusive inner city neighbourhood located walking distance to the Foothills Hospital, Alberta Children's Hospital, The New Cancer Centre, University of Calgary, schools (Maria Montessori School, Westmount Charter, University Elementary), and a quick bike ride to the Bow River pathways, downtown. It is also filled with parks, playgrounds, freshly surfaced tennis



courts, an outdoor ice rink and the best toboggan hill in the city! Come and see this house today. Note – most furniture can also be negotiated into the sale. See Agent remarks

Built in 2006

Essential Information

MLS® #	A2117879
Price	\$1,695,000
Sold Price	\$1,575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,025
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2915 14 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1N3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s),
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	Steam Room, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Freezer, Garage Control(s), Garburator, Humidifier, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Sloped Down
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 6th, 2024
Date Sold	June 28th, 2024
Days on Market	53
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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