

\$925,000 - 3004 14 Avenue Sw, Calgary

MLS® #A2126306

\$925,000

5 Bedroom, 3.00 Bathroom, 1,193 sqft
Residential on 0.16 Acres

Shaganappi, Calgary, Alberta

RARE OPPORTUNITY for investors or builders who want to earn income while waiting to redevelop!! This inner-city bungalow has TWO illegal suites in the basement and a long list of upgrades!! Hassle free rental till the day comes to start your redevelopment. This well-maintained home has updates that include - windows, furnace, H2O tanks, roofing, bathroom, kitchen, soffits and much more. The 21 x 21 detached garage could also be used as another revenue stream or a shop while building.

This home is currently fully occupied. The main floor and two lower illegal suites all have existing tenants. The main floor unit has 3 bedrooms and a newly renovated 4 pc bathroom. The 2 illegal basement suites each have 1 bedroom, a 3pc bathroom each, with one also having a newer kitchen. Situated on a flat 65 X 105 lot, zoned R-C2. This site is great for generating revenue and ideal for future development. Located in the desirable community of Shaganappi, this property has fast and direct access to Downtown, 17th avenue, and quick 5-minute walks to Westbrook LRT Station, Nicholls Family Library and Westbrook Mall. Convenient access to all levels of excellent schools, the Shaganappi Golf Course, and the Killarney Aquatic Centre. Earn income while you wait for the area to redevelop. Another home like this won't hit the market anytime soon!!



Built in 1955

Essential Information

MLS® #	A2126306
Price	\$925,000
Sold Price	\$920,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,193
Acres	0.16
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3004 14 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0X1

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Low Flow Plumbing Fixtures, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Range, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Garden, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 31st, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.