

# \$399,900 - 4008 14 Avenue Se, Calgary

MLS® #A2126362

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,071 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

The lot size is 6232sf with a side alley. It has a lot of potential. This home has been a rental property for the last 6 years. This home is a roomy bungalow of over 1070sf plus a single oversized detached garage. No basement but the furnace room & laundry room are in the crawl space below grade. The location is close to the Coop centre, school, 2 blocks from the well-known International Avenue, and easy access to Deerfoot Trail.

Built in 1930

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2126362    |
| Price          | \$399,900   |
| Sold Price     | \$503,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,071       |
| Acres          | 0.14        |
| Year Built     | 1930        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

Address 4008 14 Avenue Se



|             |             |
|-------------|-------------|
| Subdivision | Forest Lawn |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T2A 6P8     |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 1                                       |
| Parking        | Gravel Driveway, Single Garage Detached |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Range, Refrigerator     |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Crawl Space, None       |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Other                                                                  |
| Lot Description   | Back Lane, Front Yard, Lawn, Landscaped, Level, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Wood Frame                                                             |
| Foundation        | None                                                                   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2024 |
| Date Sold      | May 9th, 2024 |
| Days on Market | 4             |
| Zoning         | R-CG          |
| HOA Fees       | 0.00          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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