

\$449,900 - 3714 14 Street Nw, Calgary

MLS® #A2126809

\$449,900

3 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.06 Acres

Cambrian Heights, Calgary, Alberta

This charming half-duplex presents an exceptional opportunity for investors seeking a property with a legal secondary suite. The main floor boasts gleaming hardwood and slate tile flooring, offering a bright and airy atmosphere. A spacious living room features a large picture window, maximizing natural light. The well-equipped, modern kitchen provides ample counter space for comfortable meal preparation. Two generously sized bedrooms and a beautifully renovated bathroom complete the main residence. The true gem lies in the fully-contained, legal secondary suite with a private side entrance. This one-bedroom suite boasts its own kitchen, bathroom, and living area, providing a versatile space for tenants or extended family. Situated in the sought-after Cambrian Heights neighborhood, the property is close to Confederation Park and within walking distance of both Cambrian Heights Elementary and St. Margaret Elementary/Junior High School. This prime location provides easy access to everyday conveniences and top-rated schools, making it highly attractive to potential tenants.

Built in 1957

Essential Information

MLS® #	A2126809
Price	\$449,900
Sold Price	\$490,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.06
Year Built	1957
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3714 14 Street Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1J4

Amenities

Parking Spaces	3
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 6th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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