

\$774,999 - 2202 14a Street Sw, Calgary

MLS® #A2130692

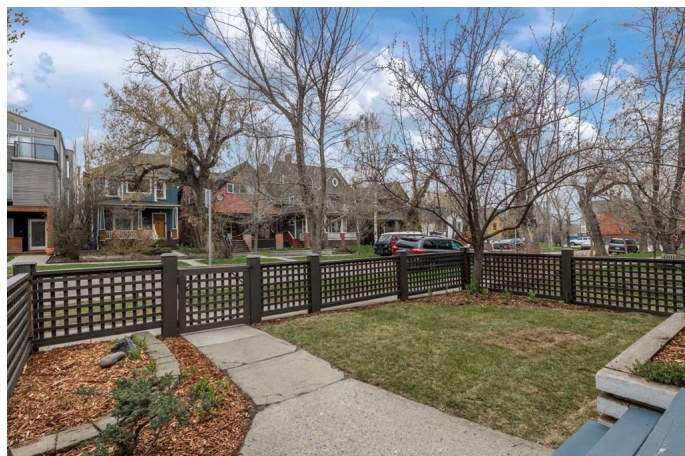
\$774,999

2 Bedroom, 2.00 Bathroom, 1,546 sqft

Residential on 0.07 Acres

Bankview, Calgary, Alberta

**** Open House Cancelled **** Have you been on the hunt for an inner city detached home with upgrades galore and fabulous curb appeal? Well, get a load of this one. Standing the test of time since 1912, this Century Home was stripped to the studs in 2002 and given a fresh take on life that included all new electrical, plumbing, insulation, drywall, and structural improvements. Meticulous owners reimaged the space and ensured that while they kept the character and charm “the necessary modernizations were completed. Pulling up to this 2.5 storey home, take stock of the refreshed landscaping and new sod in the fenced yard. Come inside “you™ll want to see this. The living room at the front of the home is picture perfect with decorative columns at the entrance overlooking the west facing veranda “where you will certainly be sitting to enjoy some evening sun. Exploring further along the hardwood floors that were just refinished (â€™24), arrive in the hearth of the main floor “the formal dining room. Prepare to be the go-to holiday host, as this room screams DINNER PARTY with its large windows, build in hutch and mantle. Overlooking the low maintenance yard, the kitchen has timeless shaker cabinets, exposed brick, gas range and tons of storage - 2 pantries and built in statement coffee/wine bar. Access to the back yard from here takes you into a world away from the hustle of DT. Mature trees, recently refinished deck, planter boxes and a stone patio. Did I mention the



24x24 garage built in 2014? You will also find a separate entrance to the unfinished basement, that was dug down to have full height ceiling, and a new cement floor was poured when the garage was completed. Alright, back inside – we head up the gorgeous stairs and aim right for the exceptional primary suite with vaulted ceilings, feature art wall, 4 closets and built in dressers. The attached ensuite has plentiful storage, heated floors and a shower that is big enough for a crowd but exclusive enough for 1 or 2. The second bedroom on this level also makes a neat office, with exposed brick as the backstop for built in shelving and character doors. This is also the gateway to your loft area that can be a myriad of purpose designed spaces. TV room, home office, coolest teenager bedroom, gym – options galore, and all under a roof that was replaced in 2018. Back on the top floor, the second bathroom has the clawfoot tub of your dreams. The hardwood runs throughout this level as well, and you’ll find a true laundry room with storage and sink, plus a separate linen closet. To top it off, this home underwent an exterior renovation in 2023 with 40+ year hardie board. I’ve had some fun describing this rad home, but you really have to see it yourself. So call your trusted agent and get in before She Gonâ€™.

Built in 1912

Essential Information

MLS® #	A2130692
Price	\$774,999
Sold Price	\$820,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,546

Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	2202 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, Enclosed, Garage Faces Rear, Side By Side

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Dining Room, None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 13th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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