

\$554,999 - 4604, 14 Street Nw, Calgary

MLS® #A2164487

\$554,999

4 Bedroom, 2.00 Bathroom, 993 sqft
Residential on 0.08 Acres

North Haven, Calgary, Alberta

Welcome to the fully renovated legal suite gem nestled in the heart of Calgary. This home has had so many updates in the past recent years -Legal Suite (2021), full basement upgraded with 7 mm Vinyl (2023), brand new flat roof (2023), super stretched concrete driveway with solar lights at sides (2023), fresh paints, new window coverings in whole house, pot lights (Bluetooth Enabled)/fixtures in the basement, fence was redone with stain (2022) and numerous others makes this house stand out. When entering the home you are greeted by a lovely living/dining room with open beam vaulted ceilings, bay window, and a wood burning fireplace with newer screen (2022). The main level also has a big, elegant looking kitchen with a skylight and Granite countertops, and plenty of storage space. There are two bedrooms on the upper level with large closets and both are equipped with light-ceiling fans. Separate laundry LG WIFI 2 in 1 washer dryer (2023) was installed upstairs. The side entrance leads to the fenced backyard with a storage shed & deck built in 2021 has a good size backyard and a fire pit on gravel, (2022) a concrete pathway was built which leads to the back alley. Heading downstairs from a separate entrance, you will be greeted by the legal suite boasting two more good sized bedrooms and a 3-piece bath with stylish vanity. Kitchen in the basement is equipped with newer appliances and has a whirlpool cooktop (2021) Whirlpool Dishwasher (2021). The basement level has



another wood burning fireplace with newer screen (2022) and plenty of room for the largest of sectionals. LG WIFI washer and dryer was installed in 2023. Live an Inner-city life being close to downtown, schools, and the Winter Club. Take advantage of the great rental market with this fantastic home. House has a lot of parking spots to accommodate all of your vehicles with surveillance (Lorex 2023 4K) Cameras which may bring your insurance premium down.

Built in 1963

Essential Information

MLS® #	A2164487
Price	\$554,999
Sold Price	\$561,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	993
Acres	0.08
Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	4604, 14 Street Nw
Subdivision	North Haven
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1J6

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Attached Carport, Carport, Concrete

Driveway, Driveway, Off Street, Parking Pad

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, ENERGY STAR Qualified Appliances, European Washer/Dryer Combination, Microwave Hood Fan, Range Hood, Washer/Dryer
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Living Room, Masonry, Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Fire Pit, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Close to Clubhouse
Roof	Flat, Membrane
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2024
Date Sold	September 18th, 2024
Days on Market	8
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	PREP Realty
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