

# \$878,000 - 1714 14 Avenue Sw, Calgary

MLS® #A2209696

**\$878,000**

3 Bedroom, 2.00 Bathroom, 1,486 sqft

Residential on 0.07 Acres

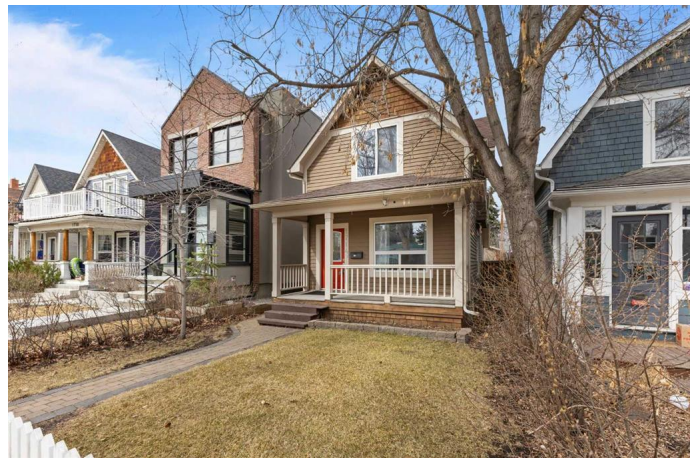
Sunalta, Calgary, Alberta

BEST street in Sunalta! Front porch charm, white picket fence & a modern functional interior is what this home is offering, across from the Calgary Tennis Club & steps from the Royal Sunalta Park. Main floor features the open concept plan with the spacious living/dining room. Gourmet kitchen with white cabinets, central island, stainless steel appliances, granite counters, perfect for entertaining. A large bedroom & 4 pc bath on the main floor. Side door will take you to the fenced backyard & to the oversized double garage. Upper floor boasts the Master bedroom with walk-in closet & a 4 pc en suite bath and the 2nd bedroom. Lower level is the family room or can be used as an office or playroom. This house was completely taken back to the studs & renovated with updated plumbing, electrical, energy efficient windows, landscaping. Recent upgrades: furnace (2017), hot water tank (2019) shingles on extension roof (2019), shingles on main house roof (2020).

Built in 1943

## Essential Information

MLS® #	A2209696
Price	\$878,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,486
Acres	0.07
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1714 14 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
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Days on Market	34
Zoning	M-CG

## **Listing Details**

Listing Office	Grand Realty
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