

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

MLS® #A2209696

**\$878,000**

3 Bedroom, 2.00 Bathroom, 1,486 sqft

Residential on 0.07 Acres

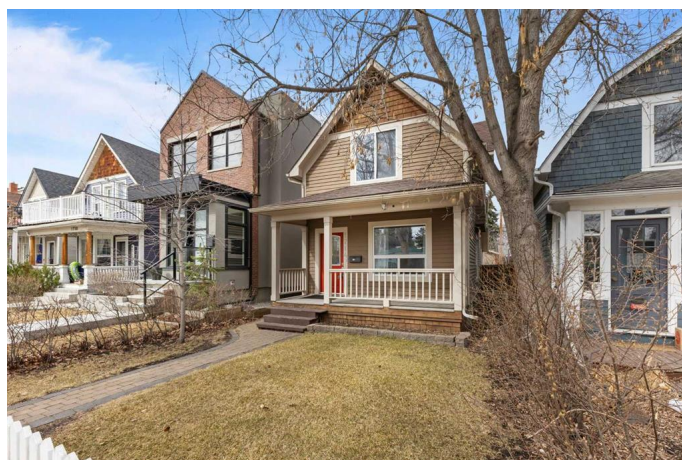
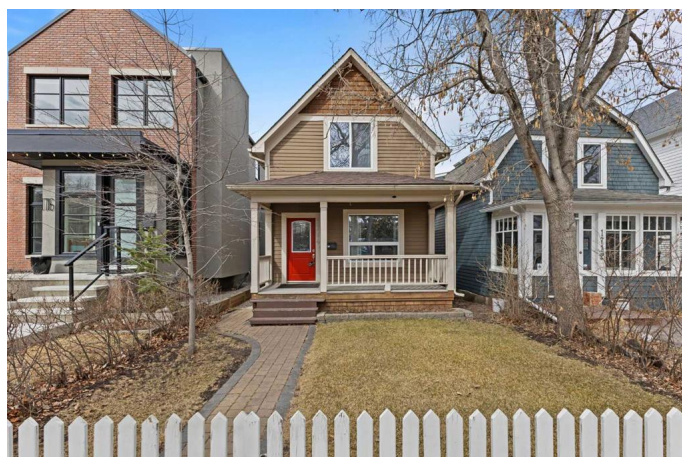
Sunalta, Calgary, Alberta

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
-------------	-----------------

Days on Market	18
Zoning	M-CG

## **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.