

# \$769,888 - 3234 14 Street Sw, Calgary

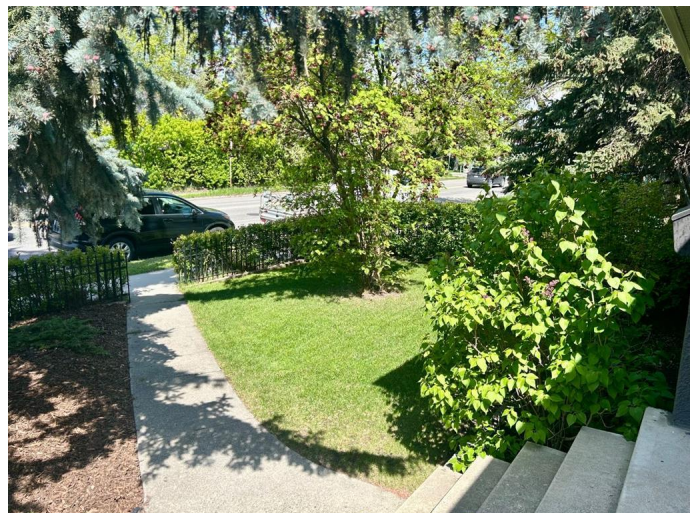
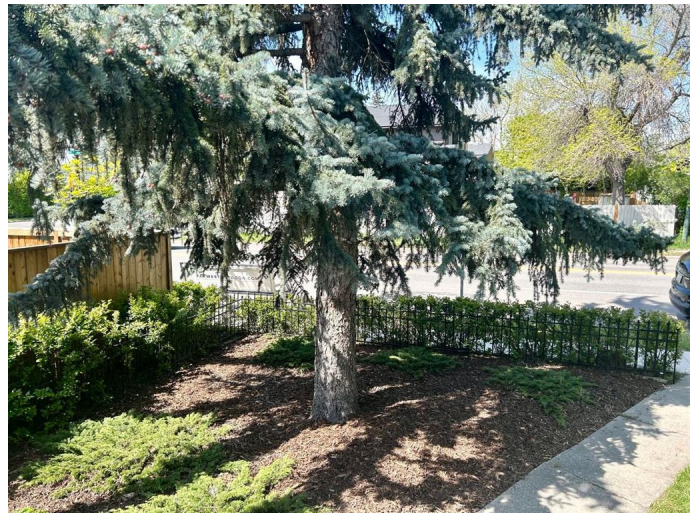
MLS® #A2223916

**\$769,888**

3 Bedroom, 2.00 Bathroom, 998 sqft  
Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

PRICE IMPROVEMENT! AMAZING opportunity to live in one of the best & prestigious communities in Calgary. WELCOME TO YOUR NEW HOME IN UPPER MOUNT ROYAL. Pride of ownership home comes with a legally suited basement on a gorgeous treed 40' x 120' lot. This renovated raised bungalow offers refinished hardwood flooring throughout with the upper level featuring 2 comfortable bedrooms up, a large living room w/ huge West-facing window that soaks up the sunlight, a modern full 4pc bathroom with floor to ceiling subway tile and a large square sink, an open kitchen with white cabinets, subway tile backsplash, pot lights, white quartz countertops, stainless-steel appliances & a large eating island that leads to the sliding patio door and onto the east backyard. The basement suite has been approved by the City as a "LEGAL SUITE" (perfect as an income helper or extra living space to enjoy yourself) with a separate entrance. The basement offers over 800 sqft of living space with 1 bedroom plus a den, open living room, 4-piece bathroom; a full modern kitchen with floor to ceiling subway tile & stainless-steel appliances & a common laundry room. Market value for basement suite in this community goes for \$1200-\$1500/month. GREAT Mortgage Helper. A gorgeously manicured and landscaped East-facing backyard offers 26' x 8' freshly stained wooden deck, a storage shed, fire pit area, fenced and newly



paved asphalt parking pad for 4 cars.  
LOCATION, LOCATION! Walking distance  
restaurants, cafes, parks, schools, shopping,  
library, Sandy Beach Park, 17th Ave & Mission  
4th Street and 33 Ave Marda Loop. Easy  
access to Downtown, Crowchild Trail,  
Glenmore Trail. Great holding property for  
future redevelopment. This move-in-ready  
home is waiting for you. Must see. This home  
will not last!

Built in 1947

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223916      |
| Price          | \$769,888     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 998           |
| Acres          | 0.11          |
| Year Built     | 1947          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3234 14 Street Sw |
| Subdivision | Upper Mount Royal |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 3V9           |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Alley Access, Parking Pad, Asphalt, Side By Side |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Exterior Entry, Full, Suite                                                          |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks, Street Lighting, Paved |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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