

# \$565,000 - 3908 14 Avenue Ne, Calgary

MLS® #A2203781

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Here it is! A solid & well maintained home, located on one of the best streets in the area! w/corner lot and ample parking! Excellent curb appeal on this quiet location. This 4 bedroom/ 3 bath room bungalow offers 1,290 sq ft of living space, complemented by an attached double heated garage and vaulted ceilings. As you enter, you are greeted by a formal living/dining room combo that flows into the kitchen with oak cabinets & newer counters. Enjoy the warmth of a stone surround wood burning fireplace and beautiful vinyl plank floors throughout both levels. The main floor consists of a primary bedroom with a 4-piece ENSUITE, an additional bedroom which could be used as an office, and you have the convenience of main floor laundry. The basement offers a large spacious family room, 2 additional bedrooms and a 3 piece bath. Recent updates include new paint, new floors, a 2021 water heater, High Efficiency furnace in 2017, and all windows and shingles (less than 10 yrs). This home has been well maintained and updated and awaits a new owner! \*This home can be converted into a 5/6 bedroom house, 2 up/3/4 down with minimal work! Conveniently located near shopping, schools, park, and playground, C- train access, Weather you are young professionals or a retired couple, this is a great opportunity, don't miss out on this one!

Built in 1987



## Essential Information

MLS® #	A2203781
Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,286
Acres	0.09
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3908 14 Avenue Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A7L6

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Chandelier, Central Vacuum, Laminate Counters, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot, Back Lane, Corner Lot, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	April 6th, 2025
Days on Market	102
Zoning	R-C1

## Listing Details

Listing Office	Hope Street Real Estate Corp.
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