

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

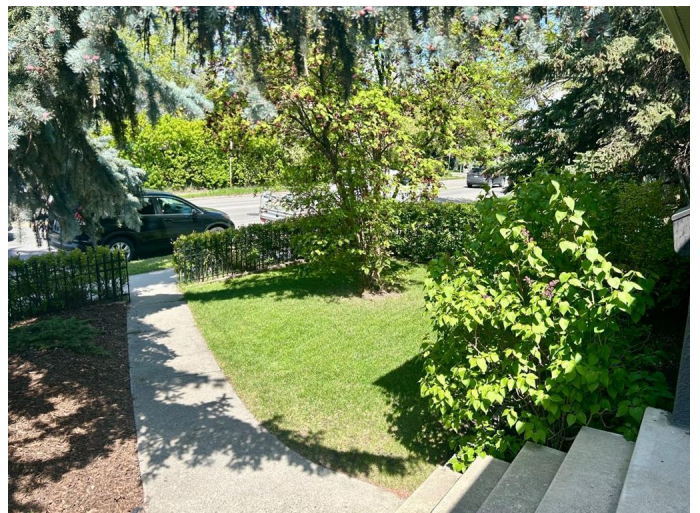
MLS® #A2223916

**\$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, Side By Side, Asphalt

### 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, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	30
Zoning	R-CG

## Listing Details

Listing Office	KIC Realty
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