

\$749,888 - 3234 14 Street Sw, Calgary

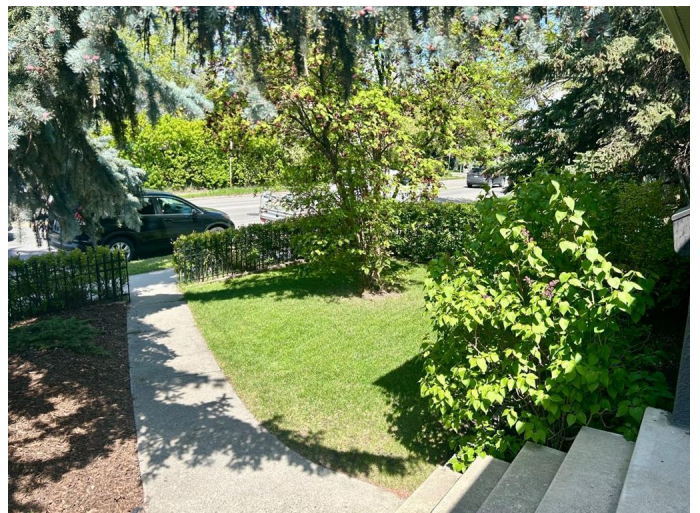
MLS® #A2236594

\$749,888

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

Upper Mount Royal, Calgary, Alberta

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 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® # | A2236594 |
| Price | \$749,888 |
| 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, Street Lighting, Paved |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 20 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC 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.