

WELCOME TO SUNULTA



DETACHED | 1,437 sq ft | 3 BEDROOMS | 2 BATHROOMS



1714 14TH AVENUE SW

The Ambience of Old & New, front porch charm, white picket fence & a modern functional interior is what this home is offering. You will fall in love with this Charming Re-modelled Home situated on a quiet Cul-De-Sac in the inner-city community of Sunalta. Situated on the one of the most desirable streets 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. 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). Most recently with fresh paint throughout the house & new laminate flooring on main. If you wish to live in the heart of the inner city where convenience is offered with parks, 17th Avenue restaurants, shopping, schools, short walk to LRT station, this will be a Perfect Home for you! **MLS® # A1077359**



Mary Yuen-Sears

REALTOR® CCS

STONEMERE REAL ESTATE SOLUTIONS

#302 4014 Macleod Trail South

Cell: 403.616.3636

Email: myuensears@gmail.com

www.maryyuensears.ca



StoneMere
Real Estate Solutions



1714 14th Avenue SW

Detached

Possession: **Negotiable**

Neighbourhood: **Sunulta**

Built in: **1943**

Foundation: **Poured Concrete**

Construction: **Vinyl Siding, Wood Frame,
Wood Siding**

Parking: **Double Garage Detached**



Main Level

Kitchen: 10`2" x 9`0"

Dining Room: 13`1" x 10`4"

Living Room: 16`4" x 11`6"

Bedroom: 13`10" x 11`3"

Upper Level

Primary Bedroom: 20`4" x 9`9"

Bedroom: 12`2" x 10`8"

Lower Level

Family Room: 14`4" x 12`2"



Features: Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Finished Basement



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www.stonemere.ca

For more info, please contact
Mary Yuen-Sears Cell: 403.616.3636
Email: myuensears@gmail.com

