

# \$518,800 - 3601 14 Street Nw, Calgary

MLS® #A2199627

**\$518,800**

4 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.07 Acres

Collingwood, Calgary, Alberta

**\*\*OPEN HOUSE Sat March 8, 2-4pm\*\*** Look no more - you have found a great opportunity: CHARACTER BUNGALOW that has been well cared for over two decades. MAIN with HARDWOOD floors, LARGE living room and kitchen, GREAT LIGHT from east, south and west windows! TWO bedrooms, 4-piece bath, stacked washer/dryer, and wonderful FENCED BACKYARD with 8'7 x 8'1 SHED. SEPARATE ENTRY to BASEMENT illegal suite, that was taken down to studs and rebuilt to modern building code in 2013 including full kitchen, another stacked washer/dryer, 3-piece bath and TWO additional bedrooms with egress windows! Updates include most new windows (2013 and 2019), white fridge (2017), 4-piece bath (2008), vinyl plank flooring (2019), dishwashers (2020 and 2021), Furnace (2008), upgraded to 100 AMP (2009). The property conservatively brought in \$2900 per month plus utilities. ALL THIS with a great location close to transit, shopping, all levels of school including U of C and SAIT, easy access to downtown, John Laurie Blvd, OFF-LEASH DOG PARK, Winter Club, Nose Hill and so much more! Please note roof will need maintenance, and there has been no issue with it, but has been considered in pricing this property.

Built in 1960

## Essential Information



MLS® #	A2199627
Price	\$518,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.07
Year Built	1960
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	3601 14 Street Nw
Subdivision	Collingwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1J3

### Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, On Street

### Interior

Interior Features	No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Street Lighting
Roof	Tar/Gravel

Construction	Stucco, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
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