

# \$599,900 - 3908 14 Avenue Ne, Calgary

MLS® #A2203781

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Here it is! Great location, one of the best streets in the area! w/corner lot and ample parking! Excellent curb appeal on this quiet location. This solid built 4 bedroom/ 3 bathroom bungalow offering 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          | \$599,900   |
| 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 | Bar, Ceiling Fan(s), Chandelier, Jetted Tub, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum, Laminate Counters, Track Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings                                                    |
| 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   | Back Lane, Corner Lot, Few Trees, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Brick, Wood Frame, Aluminum Siding                                  |
| Foundation        | Poured Concrete                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 23              |
| Zoning         | R-C1            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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