

# \$609,000 - 404, 3511 14a Street Sw, Calgary

MLS® #A2225774

**\$609,000**

3 Bedroom, 3.00 Bathroom, 1,168 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

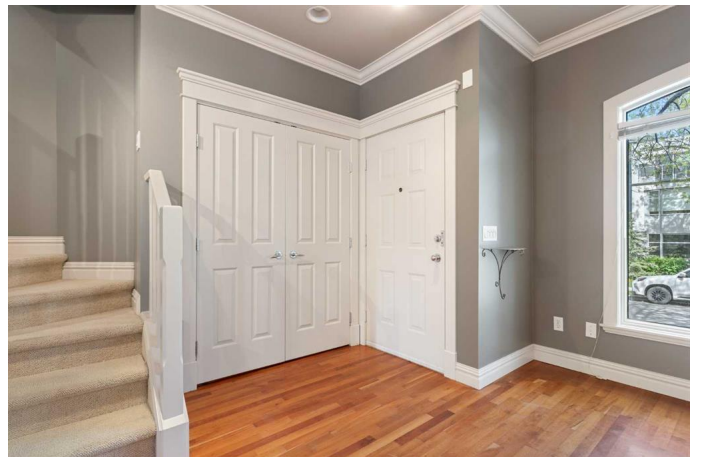
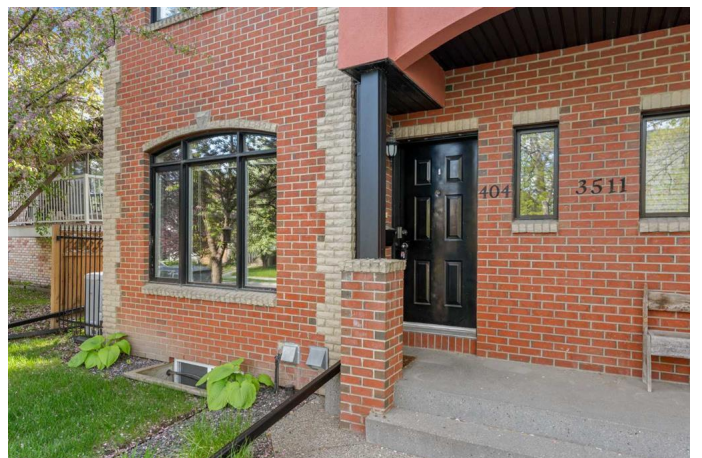
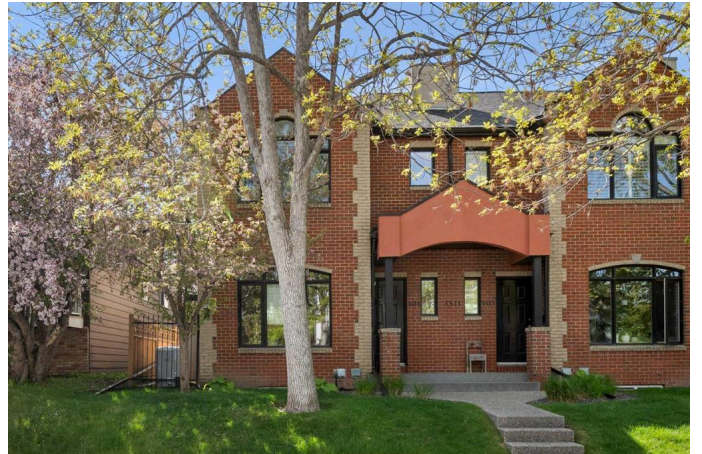
This stylish red brick END UNIT townhome is ideally located on a quiet, tree-lined street in Altadore, offering timeless curb appeal and easy access to River Park, Marda Loop, and the best of inner-city living.

This 3-bedroom, 2.5-bath home is bright, welcoming, and thoughtfully laid out across three levels. The main floor features rich hardwood floors, a cozy gas fireplace, and an open-concept layout that flows from the living room to the dining space and kitchen. The well-appointed kitchen includes granite countertops, stylish cabinetry, a new professional-grade gas range, and a new high-end exhaust fan to complement the range.

Upstairs, you'll find two spacious bedrooms and a beautifully finished 5-piece bathroom with a deep air-jetted tub and a separate shower. Large windows throughout the upper floor bring in tons of natural light.

The fully developed lower level offers excellent flexibility, with a third bedroom, a modern 3-piece bathroom, a large family or media room, and convenient basement laundry. In the mechanical room, you will find a new central vacuum system and a new water softener system.

Out back, enjoy a comfy porch, and patio area, with plenty of trees around, the perfect spot to



relax or grill with the gas BBQ hookup already in place. Additional highlights include central air conditioning, a detached garage, and mature landscaping in a peaceful courtyard setting.

This is a rare opportunity to own an elegant and low-maintenance end unit in one of Calgary's most desirable communities. Don't miss it! Book your private showing today!

Built in 1999

**Essential Information**

MLS® #	A2225774
Price	\$609,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	404, 3511 14a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3Y1

**Amenities**

Amenities	None
Parking Spaces	1

Parking	Garage Door Opener, Insulated, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Crown Molding, Granite Counters, Open Floorplan, Storage, Bidet, Wood Windows
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, BBQ gas line
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	35
Zoning	M-C1

## Listing Details

Listing Office	Hope Street Real Estate Corp.
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