

# \$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, Central Vacuum, Chandelier, Jetted Tub, Laminate Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
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 Aluminum Siding, Brick, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 6th, 2025

Days on Market 18

Zoning R-C1

## Listing Details

Listing Office Hope Street Real Estate Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.