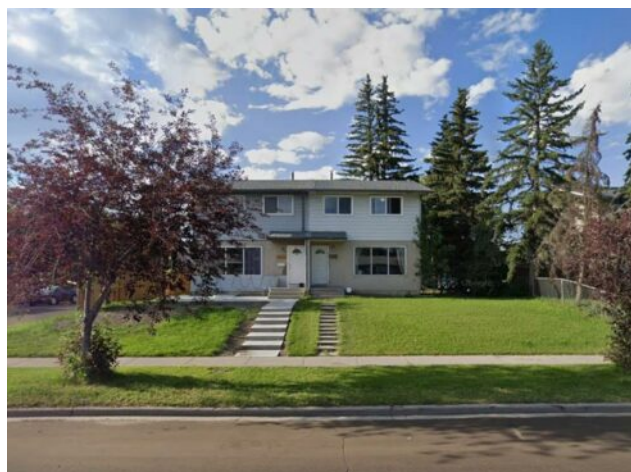


5404 14 Avenue SE  
Calgary, Alberta

MLS # A2231172



\$398,000

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Penbrooke Meadows   |        |                   |
| Type:     | Residential/Duplex  |        |                   |
| Style:    | 2 Storey, Attached-Side by Side   |        |                   |
| Size:     | 1,124 sq.ft.  | Age:   | 1970 (55 yrs old) |
| Beds:     | 4   | Baths: | 1 full / 1 half   |
| Garage:   | Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Owned, F |        |                   |
| Lot Size: | 0.10 Acre   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Lawn, Level, Rectangular Lot                      |        |                   |

|             |                                 |            |      |
|-------------|---------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas         | Water:     | -    |
| Floors:     | Hardwood                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                 | Condo Fee: | -    |
| Basement:   | Partial, Partially Finished     | LLD:       | -    |
| Exterior:   | Wood Frame                      | Zoning:    | R-CG |
| Foundation: | Poured Concrete                 | Utilities: | -    |
| Features:   | No Animal Home, No Smoking Home |            |      |

Inclusions: N/A

Where can you find a semi-detached house with a single garage, at the price of a townhouse? Right here at 5404 14 Ave SE! THIS is your rare opportunity to own more for less. What You&rsquo;ll Love: \* Large 38&rsquo;6&rdquo; x 110&rsquo;11&rdquo; lot (approx. 4,241 sq. ft.) &mdash; plenty of outdoor space for kids to play and family gatherings \* Only 12 minutes&rsquo; drive to Downtown (Not a fan of downtown driving? Here is the Direct bus line Route 1 right by your front door: every 16 minutes on weekdays, every 25 minutes on weekends) \* 7-minute walk to Penbrooke Meadows School \* 4 minutes to Elliston Park &mdash; Calgary&rsquo;s GlobalFest fireworks at your doorstep \* 7 minutes&rsquo; walk to 17 Avenue SE for fine dining, pubs, and endless amenities \* Just 3 minutes&rsquo; drive to Sobeys, No Frills, and Lucky Supermarket \* 3 generous bedrooms upstairs \* Bright, open living and dining spaces on the main level \* Basement ready to be developed into a one-bedroom suite with separate entrance (upon city approval) for added value or income \* Solid concrete single garage with convenient back lane access What are you waiting for? Book your private showing today and discover a home with the space to grow, the location to thrive, and the potential to build lasting value.