

**3827 14 Avenue NE**  
**Calgary, Alberta**

**MLS # A2207710**



**\$659,999**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this beautifully renovated bungalow in the heart of Marlborough! This stunning home offers modern upgrades throughout, featuring 3 bedrooms and 1.5 baths on the main level and a spacious 2-bedroom, 1-bath illegal basement suite—perfect for extended family or rental potential. Step inside and fall in love with the open-concept design, highlighted by luxury vinyl plank flooring, a sleek tiled electric fireplace, and a high-gloss kitchen with brand-new appliances. The main level also boasts a separate laundry area, a full bathroom, and a primary bedroom with its own private half-bath—ideal for busy mornings. The lower level is designed for comfort and functionality, offering two additional bedrooms, a full bath, and ample living space, making it a great spot for guests or potential tenants. Outside, this property truly shines! You'll appreciate the oversized double-car garage, a spacious backyard, and a front chain-link gate—perfect for storing trailers, boats, RVs, or any extra toys.