

# \$649,900 - 1703 14 Avenue Ne, Calgary

MLS® #A2212407

**\$649,900**

6 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

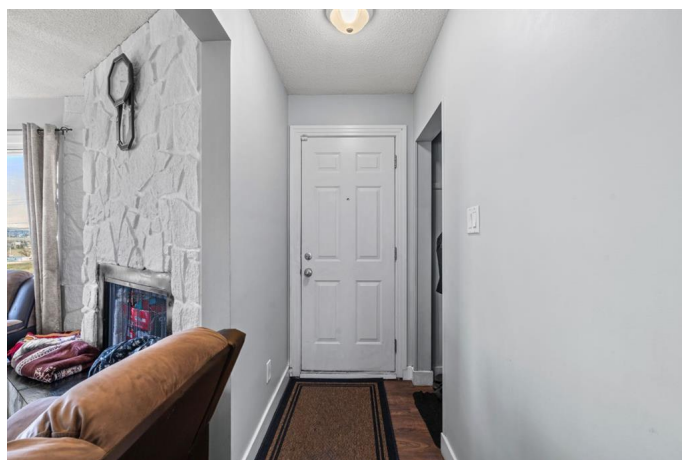
Attention developers, and investors!! Situated on a prime 50x120 corner lot in desirable Mayland Heights, this beautifully maintained 6-bedroom bungalow offers stunning west-facing views, exceptional privacy, and outstanding potential for living, renting, or future development. The main level features three spacious bedrooms, a full bathroom, refinished original hardwood flooring, a bright kitchen with recessed lighting and a large central island, and a cozy living room with a wood-burning fireplace. Double doors from the dining area open to a generous west-facing balcony perfect for relaxing or entertaining. The fully developed lower level, accessible through a separate side entrance, includes an illegal basement suite with three additional bedrooms, a 3-piece bathroom, laundry, and multiple living areas—ideal for rental income. The back yard has a firepit, ground-level deck, oversized single garage, and a whimsical wood playhouse. Located directly across from Deerfoot Park and minutes from downtown, schools, parks, and tennis courts, this versatile property offers immediate comfort with long-term development upside. Call Today!!!

Built in 1959

## Essential Information

MLS® # A2212407

Price \$649,900



Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1703 14 Avenue Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1G2

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit, Playground, Private Yard
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Lot Description	Back Lane, Back Yard, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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