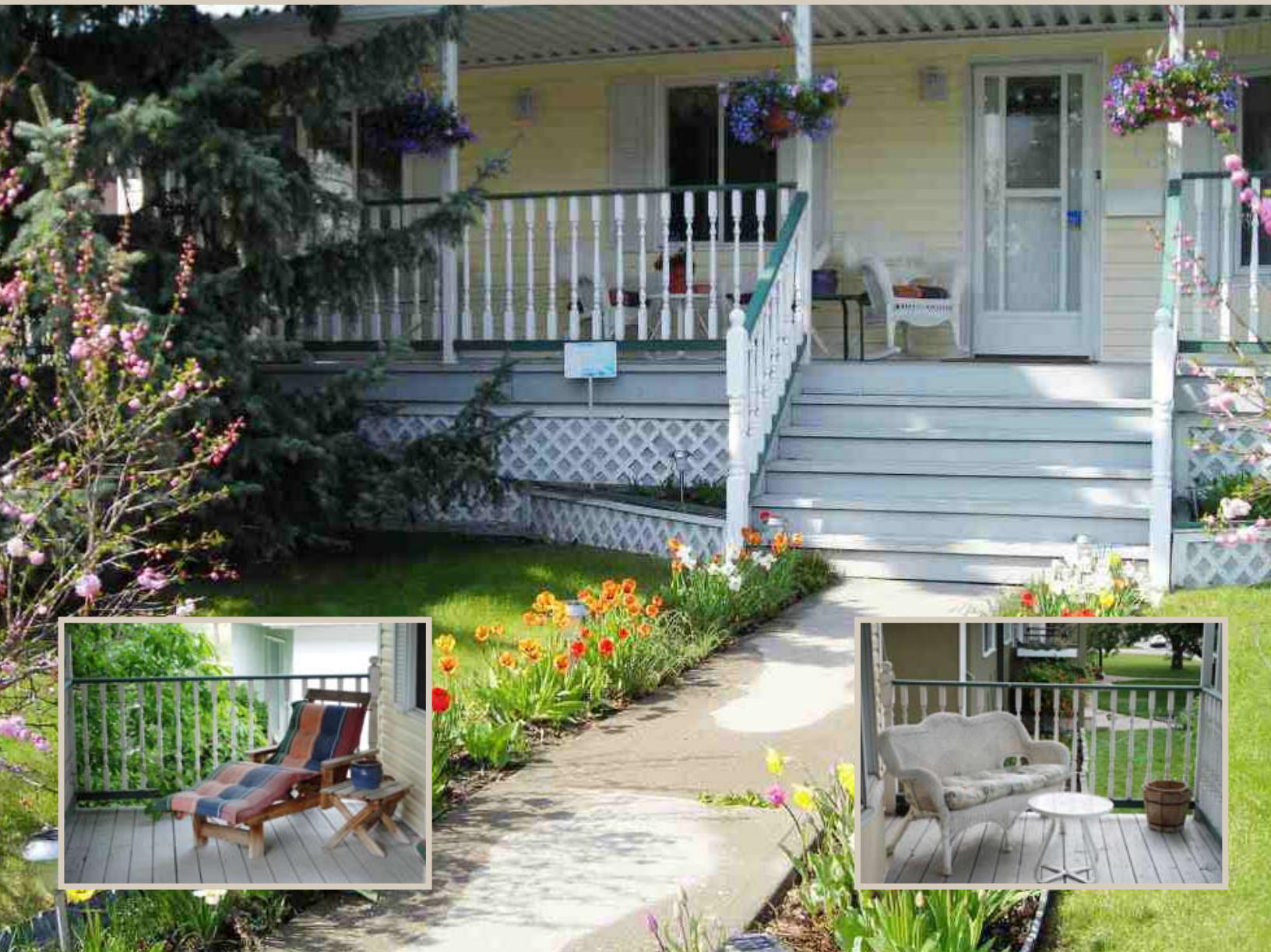


# 3316 14th Avenue SW



Charming two bedroom bungalow on a 50' X 120' lot with amazing outdoor space – front verandah, double rear decks, glorious gardens.

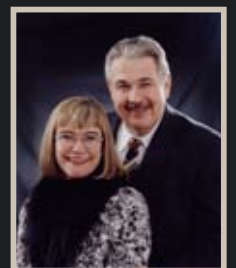


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Tom Westcott*  
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Cozy plush wall-to-wall carpet and a brick faced gas fireplace highlight the living room.



The upgraded Kitchen boasts European style cupboards, loads of counter space, hardwood floors, a new convection oven, new dishwasher, and a Fridge. Patio doors open off the nook to the flower – filled yard.

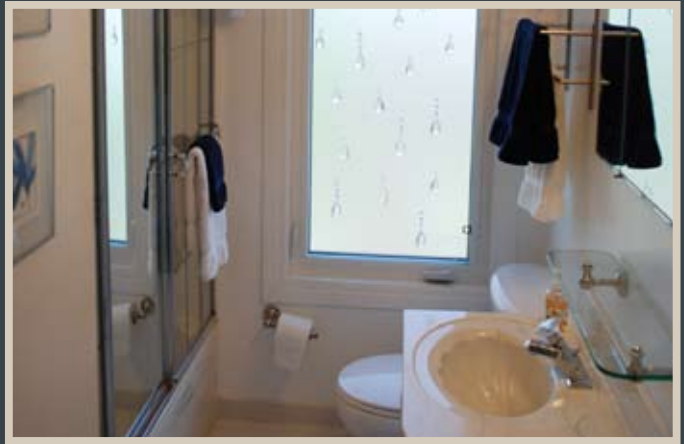


The good-sized Master features hardwood floors, gorgeous built-in closets, and California shutters.

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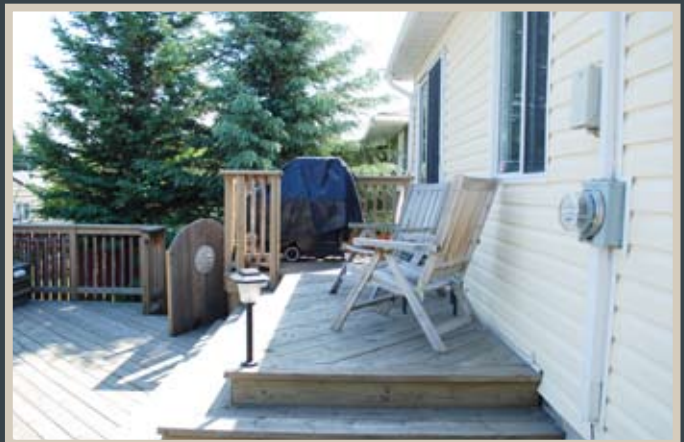
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The guest bedroom also makes a cozy den or office, the four piece main bath is light and bright.

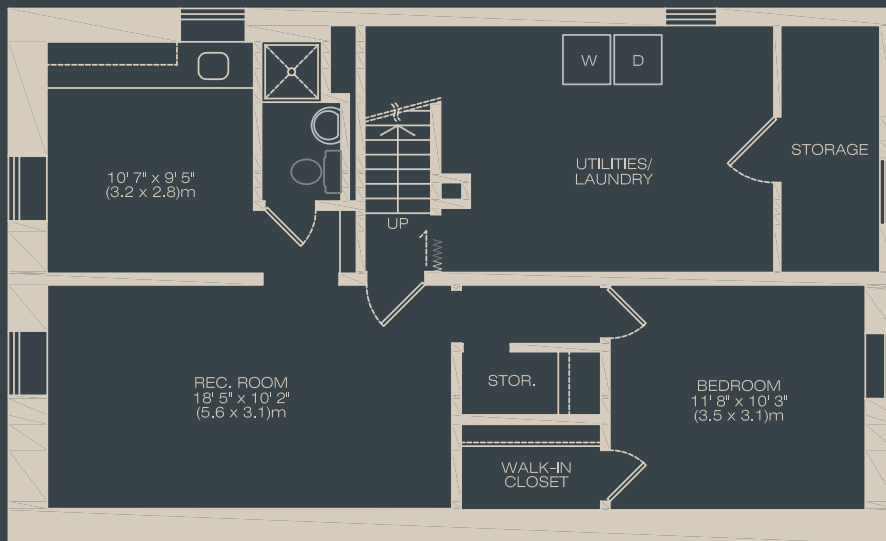
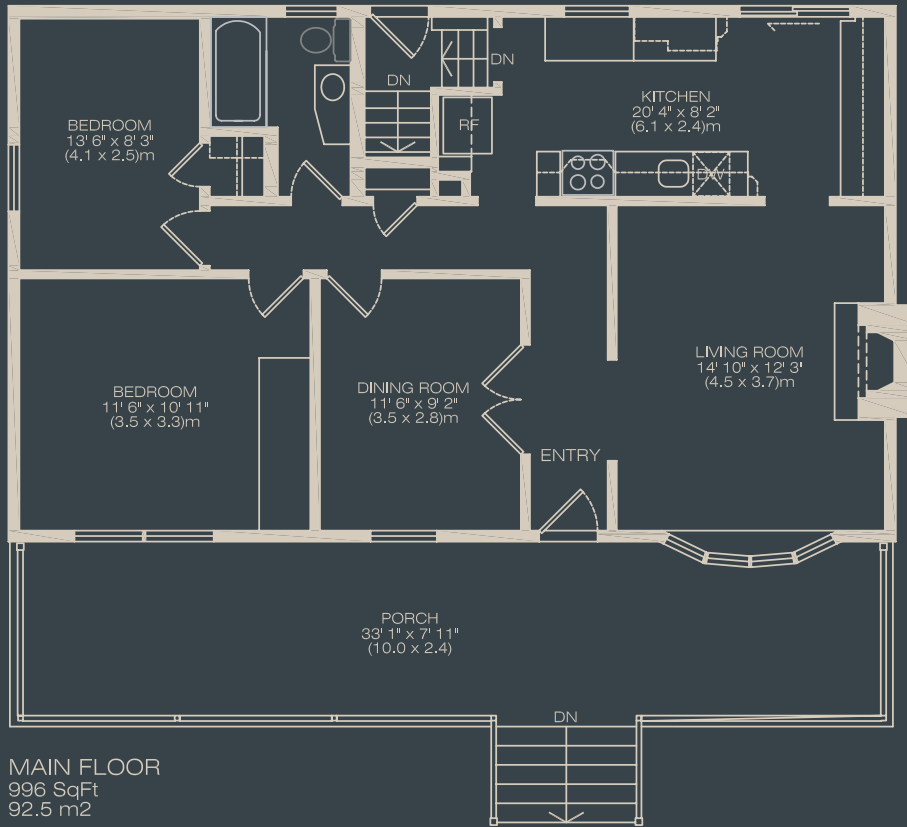


The finished basement offers a rec room, bedroom and a 3 piece bath, plus laundry and storage.



**3316 14th Avenue SW**

PREPARED FOR  
 ELLYN MENDHAM &  
 TOM WESTCOTT  
 (RE/MAX PROFESSIONALS)



3316 14 Ave.  
 S.W. Calgary

MR. MEASURE FLOOR PLANS LTD.  
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DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE NEAREST TENTH OF A FOOT.

ALTHOUGH BELIEVED TO BE ACCURATE, MR. MEASURE IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE USED FOR LEGAL PURPOSES. -PLANS NOT TO SCALE-

<i>Address</i>	<i>3316 - 14 Avenue SW. Calaarv</i>			<i>Price</i>	<b>\$ 444,900</b>
<i>District</i>	<i>Shaganappi -025</i>			<i>Mortgage</i>	<i>T.A.C.T.</i>
<i>Salesperson</i>	<i>Ellyn Mendham &amp; Tom Westcott</i>				
<i>Phone</i>	<b>403 259 4141</b>				
Lot	<b>50' X 120'</b>	Ext Fin	<b>Vinyl</b>	<i>RPR / Year</i>	<i>See Lister</i>
Landscap	<b>Yes,</b>	Heating	<b>1F-A</b>	<i>Compliance / Yr</i>	
Fenced	<b>Yes, Back</b>	Flooring	Carpet/Hdwd	<i>Zoning</i>	<b>RC-2</b>
Style	<b>Bungalow</b>	Home Size	<b>980 sf</b>	<i>Taxes 2008</i>	<b>\$2,400</b>
Age	<b>1952</b>	Fireplace	<b>1 - Gas, LR</b>	<i>L. I. Levy</i>	<b>None Noted</b>
Living Rm	<b>14'10" X 12'3"</b>	Kitchen	<b>20'4" X 8'2"</b>		
Dining Rm	<b>11'6" x 9'2"</b>				
		Laundry	<b>Down</b>	<i>Rooms</i>	<b>5 / 2</b>
				<i>Possession</i>	<b>15 Days - Negotiable</b>

**Bathrooms 2 - Main 4 Piece, Other - 3 Piece**  
**Bedrooms 2 - Master (11'6" X 10'11"), 2nd - (13'6" X 11'3")**  
**Basement Fully Developed -Rec Room, Bedroom, 3 Piece Bath, Laundry.**  
**Garage Double Detached - Electrical AS IS**  
**Included Refrigerator, Built-in Dishwasher, Electric Stove with Convection Oven, Hoodfan, Washer & Dryer, All Window Coverings, Gas Bar-becue, Central Vacuum System & Attachments, Alarm Svsstem Hardware. Garage Door Opener & 1 Remote. Freezer.**

**Remarks** CHARMING two bedroom BUNGALOW set among towering TREES and LUSH GARDENS on a 50' X 120' R-C2 lot in Shaganappi, minutes from downtown and handy to every amenity including the planned new LRT line. Living room with plush wall-to-wall carpet and gas fireplace, formal dining room (could be converted to a den or 3rd bedroom if desired), UPDATED KITCHEN with tons of cupboard and counter space plus fridge, new dishwasher, new convection stove. Fully finished basement offers rec room, bedroom, and 3 piece bath plus laundry and storage. FRONT VERANDAH and DOUBLE REAR DECKS overlooking amazing perennial gardens. Double rear garage too!

**Owner K. Gosson -Leafloor**      **Appointments Lister ALARM Leni CBS**

Printed: July 03, 2009

Listed by: **RE/MAX Realty Professionals**

**Deposits to Listing Company - Listing company to do Conveyancing**

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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