

2111 14A Street SW
Calgary, Alberta

MLS # A2204619

\$999,900

Division:	Bankview		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,063 sq.ft.	Age:	1914 (111 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Soaking Tub		

Inclusions: N/A

Welcome to Salverson House, a unique piece of Calgary's history nestled in the heart of the desirable Lower Bankview neighbourhood. This Arts and Crafts-style home is a gem, offering a seamless blend of character and modern updates. It's the perfect opportunity for those looking to own a piece of Calgary's past while enjoying the comforts of today. Approaching the home, you'll be captivated by its excellent curb appeal. Its welcoming facade and inviting, full-width verandah harken back to a simpler time. This classic covered porch is the ideal spot for sipping your morning coffee or enjoying evening conversations with friends and family—an extension of the home that encourages you to slow down and enjoy the outdoors. Step inside and feel the warmth and charm of the original maple floors and the abundance of original woodwork. These timeless features create an inviting atmosphere that gives the home a unique character, while the thoughtful updates preserve its authenticity. The Salverson House offers the perfect balance of old-world charm and modern convenience. The custom cherry kitchen is the heart of the home, a spacious and functional area perfect for family meals and gatherings. It features a modern 6-burner gas stove, making meal prep a breeze. With three spacious bedrooms and three full bathrooms, the home provides the comfort and convenience needed for a growing family or those seeking extra space. The sunny, west-facing backyard offers a peaceful, private retreat with mature trees, a slate pathway, and low-maintenance landscaping—ideal for enjoying outdoor activities or simply relaxing in a tranquil setting. The full-size double garage provides plenty of room for parking and storage, adding to the home's overall convenience. The finished basement features a private walk-up side entry, offering endless

possibilities for customization. This versatile area is ready to be tailored to suit your unique needs and preferences. Living in the Salverson House means becoming part of a rich piece of Calgary's history while enjoying the best of modern living. With its good square footage and fantastic location on a charming, turn-of-the-century street, this home is a rare find. It's a place filled with character, warmth, and timeless charm that truly must be seen to be appreciated. Don't miss your chance to make this historic gem, a unique piece of Calgary's past, your own!