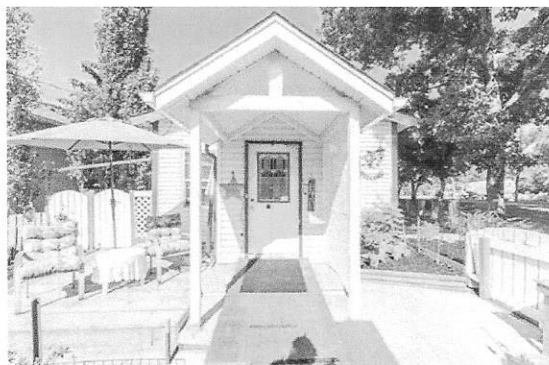


**703 14A Street SE Calgary, AB T2G 3K7****Residential****A1009543****CDOM: 0****Active****DOM: 0****LP: \$599,900.00****OP: \$599,900.00****PD:**

**Class:** Detached  
**Area:** Calgary  
**Type:** House  
**Levels:** One  
**Year Built:** 1905  
**LINC#:** [0023248560](#)  
**Arch Style:** Bungalow  
**Possession:** 60 Days / Neg  
**Legal Pln:** 3224 O  
**Blk:** A  
**Zone:** CAL Zone CC  
**Community:** Inglewood  
**Postal Code:** T2G 3K7  
**Condo Type:** Not a Condo  
**Lot:** 27 and southerly .49 mtr  
**LP/SF:** \$776.45

**Land Use:** RC2  
**Title to Lnd:** Fee Simple  
**New HM:** No  
**Reports:** RPR, RPR with Compliance  
**Restrict:** None Known  
**Disclosures:** See Attached document  
**Tax Amt/Yr:** \$2,811.00/2020  
**Loc Imp Amt:**  
**HOA:**  
**Condo Fee:**

**Public Remarks:** Charming Century Home in the Heart of Inglewood ! One of the best locations in this much sought after community. Two bedroom Corner Lot Bungalow right beside the Green Space at St. Monica Ave. and 14a street. Open concept , with newer kitchen cabinets and counter tops. Sunroom at the back of home and fenced all around . Walk to Nellie Breen park and playground. You are so close to all the amenities this community has to offer: Downtown, Zoo, Trendy 9 Ave. shopping and the Bow River and Pathways. Don't Miss Out, Book a showing today!!

**Directions:****Rooms & Measurements**

<b>Baths:</b>	2P	3P	4P	5P	6P	<b>Level</b>	<b>Mtr2</b>	<b>SqFt</b>	<b>Lot Size:</b>	2885 SqFt
<b>EnSt Bth:</b>	0	0	1	0	0	<b>Main:</b>	72	773	<b>Frnt Lngth:</b>	10.55 M
<b>Bed Abv:</b>	0	0	0	0	0	<b>Upper:</b>			<b>Lot Dim:</b>	10.55 M x 26.78 M
<b>Rms Abv:</b>	2	<b>Beds:</b>	2			<b>Blw Grade:</b>	42	457		
	7	<b>F/H Bth:</b>	1/0			<b>Total AG:</b>	72	773		


**Property Information**

<b>Basement:</b>	Partial, Partially Finished	<b>Lndry Feat:</b>	In Basement
<b>Heating:</b>	Forced Air, Natural Gas	<b>Cooling:</b>	None
<b>Suite:</b>	No	<b>Fireplaces:</b>	0
<b>Construction:</b>	Asphalt, Concrete, Glass, Vinyl Siding, Wood Frame	<b>Flooring:</b>	Carpet, Linoleum, Vinyl
<b>Foundation:</b>	Concrete	<b>Fencing:</b>	Fenced
<b>Exterior:</b>	Private Yard	<b>Balcony:</b>	Deck
<b>Roof Type:</b>	Shingle		
<b>Front Exp:</b>	E	<b>Garage Dim:</b>	
<b>Parking:</b>	Parking Pad		
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Track Lighting		
<b>Comm Feature:</b>	Playground, Pool, Sidewalks		
<b>Lot Features:</b>	Back Yard, Corner Lot, Flood Plain, Front Yard, Lawn, Landscaped, Level, Near Public Transit, Yard Lights, Rectangular Lot		
<b>Goods Include:</b>	all window coverings		
<b>Appliances:</b>	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer		
<b>Other Equip:</b>	Ceiling Fan(s)		
<b>Goods Exclude:</b>	Yard donkey ornament		
<b>Utilities:</b>	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Phone Connected, Water Connected		

**Rooms**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
Living	Main	10`9" x 10`6"	Kitchen	Main	10`0" x 8`1"
Dining	Main	10`9" x 7`3"	Mstr Bed	Main	10`9" x 10`2"
Bedrm	Main	10`9" x 7`9"	Foyer	Main	5`5" x 5`4"
4pc Bathroom	Main	7`9" x 5`6"	Sun/Solar	Main	10`4" x 9`7"

## Agent &amp; Office Information

<b>List REALTOR®:</b>	<a href="mailto:peter.ward@shaw.ca">Peter Ward</a>  peter.ward@shaw.ca	<b>Phone:</b>	403-547-4102
<b>List Firm:</b>	<a href="#">REAL ESTATE PROFESSIONALS INC.</a>	<b>Phone:</b>	403-547-4102
<b>Appt:</b>	Call listing agent for viewings	<b>Phone:</b>	403-585-2018
<b>Showing Contact:</b>	Peter Ward	<b>List Date:</b>	07/10/2020
<b>Comm:</b>	3.5% ON FIRST 100,000 AND 1.5% ON THE BALANCE OF SALE	<b>Expiry Dt:</b>	10/12/2020
<b>LB Type:</b>	None	<b>With Dt:</b>	
<b>LB Information:</b>			
<b>Owner Name:</b>	The Estate of Marjorie Thomas : Peter Ward (executor) Margaret Ann Jones (executor)	<b>Ownership:</b>	Private, Probate
<b>Occupancy:</b>	Tenant	<b>Occupant Nm:</b>	Margaret Ann Jones
<b>Exclusion:</b>	No	<b>SRR:</b>	No
<b>Member Rmks:</b>	Realtor is related to the seller and is also one of the executors of the estate of Marjorie Thomas Sun room addition at back of home does not have a building permit Home is in the Flood Plain and did flood slightly in 2013 but was remediated.		

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).