

HOUSE ON 4 ACRES WITH MOUNTAIN VIEWS

14303 84 STREET SE
CALGARY, ALBERTA





HIGHLIGHTS

- Country living right in the city and ready for your shop!
- Walkout bungalow with over 3,500 sq ft developed living space on 4 acres;
- West facing backyard and mountain views;
- Direct Control Zoning (DC) allows for many additional permitted and discretionary uses;
- Independent of city services with your own septic and well.

PROPERTY DESCRIPTION

Sale Price:	$2,200,000
Size:	1st Floor: 1,766 SF Basement: 1,754 SF Total: 3,520 SF
Total Land:	4 Acres
Total Bedrooms:	5
Availability:	Immediate

24 hours notice to tenants for viewing the property

Lila Miller
Associate
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HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
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AVENUE | Commercial
Real Estate Solutions

PHOTOS

14303 84 Street SE, Calgary, Alberta





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ROOM FOR A FUTURE
SHOP OR WORKSHOP!


MOUNTAIN VIEWS!

MEASUREMENT REPORT

14303 84 Street SE, Calgary, Alberta

Address: 14303 84 St SE, Calgary, AB
Date: September 25, 2026
Name: Lila Miller | Avenue Commercial Real Estate Solutions
Email: lilamillerinfo@gmail.com
Phone: 403.667.5732

FLOOR TOTALS

Main Level	1766.07 sqft / 164.07 m2	Total **RMS**	1766.07 sqft / 164.07 m2
Basement	1754.08 sqft / 162.95 m2	Total w/basement	3520.15 sqft / 327.02 m2
*Developed Area	1689.48 sqft / 156.95 m2	Order Procedure	RECA RMS
		Exterior Wall Size	2 X 6
Main Ceiling	8' & Vaulted to 11'4"	Order Type	Detached
Basement Ceiling	7'9" & 7'		Single Family Residential

ROOM DIMENSIONS

Kitchen	10'0" X 12'0" ft/in	M	Utility Room	12'2" X 6'2" ft/in	B
Dining Area	22'0" X 11'5" ft/in	M	Flex Area	13'3" X 17'8" ft/in	B
Kitchen Nook	10'0" X 9'3" ft/in	M	Deck	36'0" X 10'0" ft/in	M
Living Room	16'2" X 11'8" ft/in	M	Patio	36'0" X 10'0" ft/in	B
Foyer	4'8" X 9'10" ft/in	M	Garage	22'0" X 21'0" ft/in	M
Family Room	26'5" X 10'9" ft/in	B			
Rec Room	27'0" X 15'9" ft/in	B			

BEDROOM DIMENSIONS & ADDITIONAL

Primary	13'9" X 13'0" ft/in	M	*walk-in closet	5'0" X 7'10" ft/in	
Bedroom Two	11'5" X 11'5" ft/in	M	*walk-in closet	5'10" X 3'1" ft/in	
Bedroom Three	11'3" X 11'5" ft/in	M			
Bedroom Four	18'5" X 12'3" ft/in	B			
Bedroom Five	19'10" X 12'3" ft/in	B			

BATHROOM DIMENSIONS & PIECES

Two Piece + Laundry	5'3" X 7'6" ft/in	M			
Three Piece	10'6" X 6'4" ft/in	B			
Four Piece	7'6" X 7'10" ft/in	M			
Three Piece *Ensuite*	12'10" X 5'6" ft/in	M			

* All measurements are deemed accurate and performed in accordance with RMS guidelines, but are not guaranteed and should be independently verified.

FLOOR PLANS

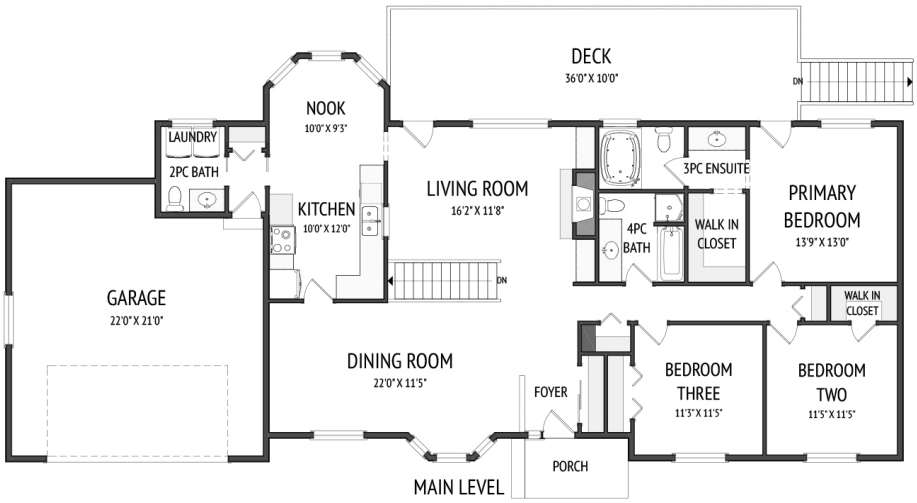
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14303 84 ST SE, CALGARY

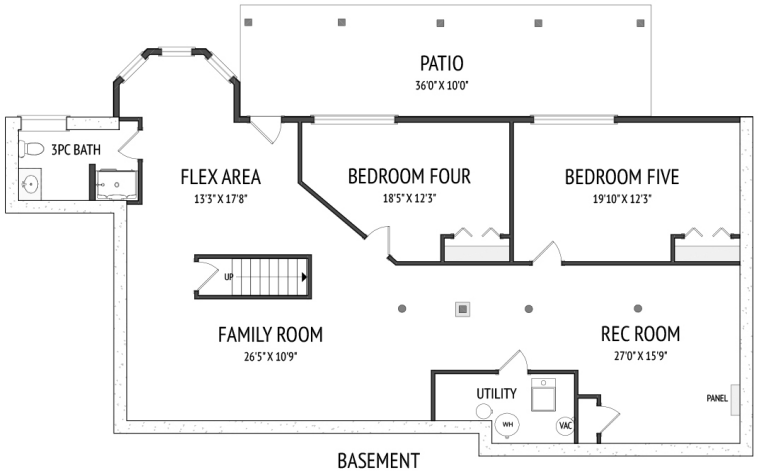
MAIN - 1766.07 Sq.ft. / 164.07 m2
RMS TOTAL - 1766.07 Sq.ft. / 164.07 m2
BASEMENT - 1754.08 Sq.ft. / 162.95 m2
*DEVELOPED AREA - 1689.48 Sq.ft. / 156.95 m2

DETACHED SINGLE FAMILY

*RECA RMS MEASUREMENTS TAKEN TO EXTERIOR WALL AT FOUNDATION
**ALL MEASUREMENTS ARE DEEMED ACCURATE AND PERFORMED IN ACCORDANCE WITH RMS GUIDELINES, BUT ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED.



MAIN LEVEL
1766.07 SQ.FT.



BASEMENT
1754.08 SQ.FT.

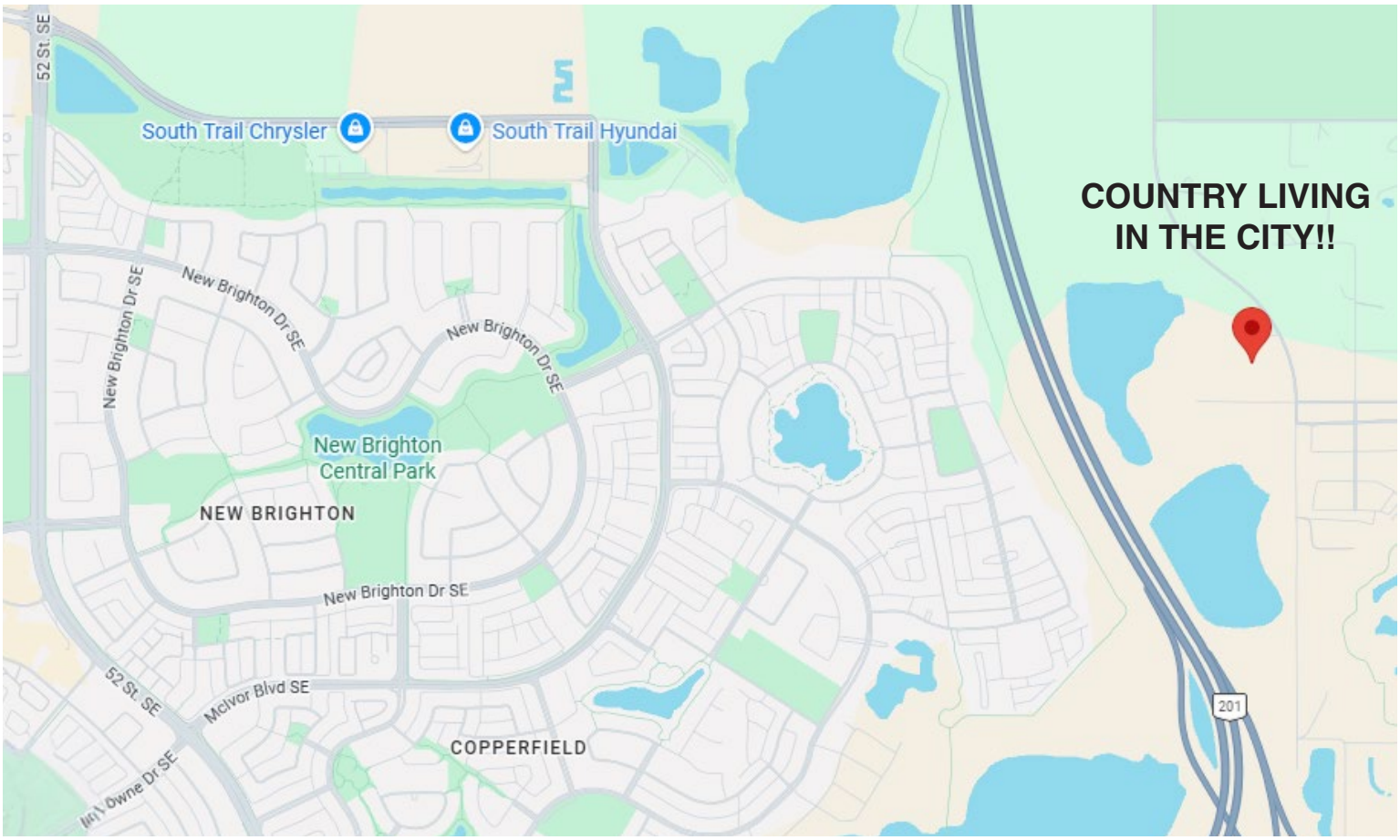
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LOCATION

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CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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