



GRASSROOTS
REALTY GROUP

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2808 14 Street NW
Calgary, Alberta

MLS # A2218335



\$725,000

Division:	Rosemont		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	876 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Soaking Tub		

Inclusions: Basement - Refrigerator & Stove, Shed, Curtains/drapes/shades/blinds

****reduced price** INVESTORS & BUILDERS ALERT!!!** This is your chance to own prime location lot ACROSS FROM CONFEDERATION PARK!! Property features 54' by 120' lot with a solid bilevel home and single detached garage, and PANORAMIC VIEWS all around. UPPER FLOOR features large living room, 2 bedrooms, full bathroom with soaker tub & newer vanity, updated kitchen with newer cabinets and appliances. LOWER LEVEL features illegal suite with private entrance, large windows that flood the unit with natural light, 2 additional bedrooms, a second full updated bathroom, and second kitchen. LAUNDRY is shared by both units and is located in basement. Separate electrical meters (both 100 A panels) and two HE furnaces.. LOCATION is fantastic & close to downtown, SAIT, University of Calgary, Foothills Hospital, Children's Hospital, and numerous parks, pathways and amenities. Home has been well maintained over the years with numerous updates: Upper kitchen (2015), lower kitchen (2021), upgraded plumbing throughout (2017 & 2022), two new furnaces (2019), new hot water tank (2024), new roofing duro-last membrane (2012), upgraded to 2 100 amp panels (2018), windows (2007). If you are after a TURNKEY rental property in prime location, then this is it!