



GRASSROOTS
REALTY GROUP

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2505 14 Avenue SE
Calgary, Alberta

MLS # A2234737



\$449,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,596 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	On Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions:	Window Coverings in the living room and master bedroom, central vacuum system as-is. seller has never used it.
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Charming semi-detached home in Calgary's established neighborhood of Albert Park/Radisson Heights — perfect for investors, first time homebuyers, or owner-occupiers seeking a move-in ready property with room to personalize. With over 2,000 sq. ft. of developed living space, this four-bedroom, 3.5-bath layout balances immediate comfort and long-term value. The Main Level has a Spacious living room with large windows allowing natural light to flood in. Convenient half-bath and main-floor laundry make everyday routines effortless. Generous kitchen counter space to prepare home cooked meals for family and guests. A dedicated dining area adjacent to the kitchen keeps meals and gatherings flowing seamlessly. The second Level has two well sized rooms that share a 4pc bathroom, ample space for family, guests, or tenants. The primary suite boasts a walk-in closet, ample space and a private 3pc ensuite, an inviting retreat at day's end. The basement comes complete with a large rec room perfect for a home office, media room or play area. It has a storage room, possible extra bedroom/office space and 4pc bathroom, all with in-floor heating and a separate walk-out entrance, perfect for rental or multi-generational living potential. It has a newer HWT (2020), washing machine & refrigerator (2022), main floor thermostat (2024) and torsion spring system conversion on garage door system (2025). Close to shopping, transit, schools, cafes, downtown, easy access to major roadways. Book your showing today!