



GRASSROOTS
REALTY GROUP

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2922 14 Avenue NW
Calgary, Alberta

MLS # A2263844



\$1,050,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,387 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Storage		

Inclusions: n/a

Situated in the prestigious community of St Andrews Heights, this exceptional 55' x 120' lot offers a prime opportunity for developers, investors, or long term rental property owners. With a solid, well maintained 4 bed/2 bath bungalow already in place, this property is ideal for holding, renovating, or rebuilding in one of Calgary's most sought after inner-city neighbourhoods. The current home features hardwood flooring, a large kitchen, spacious living and dining areas, and a fully developed basement making it move-in or rent-out ready. A double detached garage, RV parking pad, and a lush, private backyard with mature trees and garden beds add to the value and versatility of the property. Just steps from Foothills Hospital, Alberta Children's Hospital, University of Calgary, and the dynamic University District, this location offers unmatched rental potential and future upside. Outdoor amenities abound, including nearby river pathways, off-leash dog parks, a community centre, and a popular sledding hill in winter. With quick access to downtown, major roadways, McMahon Stadium, shopping, dining, and the mountains, this is a rare opportunity to secure a premium lot in one of Calgary's best communities.