



**GRASSROOTS**  
REALTY GROUP

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227 14 Avenue NE  
Calgary, Alberta

MLS # A2211773



**\$625,000**

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	762 sq.ft.	Age:	1910 (115 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This updated character bungalow sits on a quiet, tree-lined street in the heart of Crescent Heights. With a south-facing backyard and classic front porch, it blends character with modern updates in a great inner-city location. Inside, the main floor features a bright living room with large windows, laminate floors, and a comfortable flow into the dining area. The kitchen is set at the back with granite counters, white cabinetry, stainless steel appliances, and direct access to the yard. The main level includes one bedroom with a walk-through closet, a full bathroom with heated floors, and laundry tucked into the same space for added convenience. The fully finished basement includes a separate walk-up entrance, a flexible rec room, second bedroom, full bathroom with heated floors, and extra storage. With its own entrance, the basement could also work well for guests, roommates, or added privacy. Out back you'll find a private deck, fenced yard, garden space, and a single detached garage. Major updates over the years include windows, roof, insulation, plumbing, electrical, and central air conditioning — so the work has been done. Crescent Heights is one of Calgary's most established inner-city neighborhoods, known for its mature trees, walkable streets, and close proximity to downtown. You're just minutes from parks, the river pathways, transit, and local shops and restaurants — making it an ideal spot for anyone looking to live close to the core without sacrificing a sense of community.