

# \$725,000 - 2808 14 Street Nw, Calgary

MLS® #A2218335

## \$725,000

4 Bedroom, 2.00 Bathroom, 876 sqft

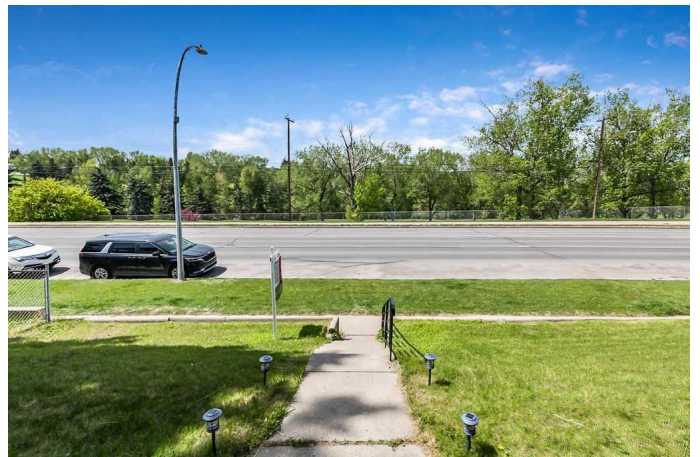
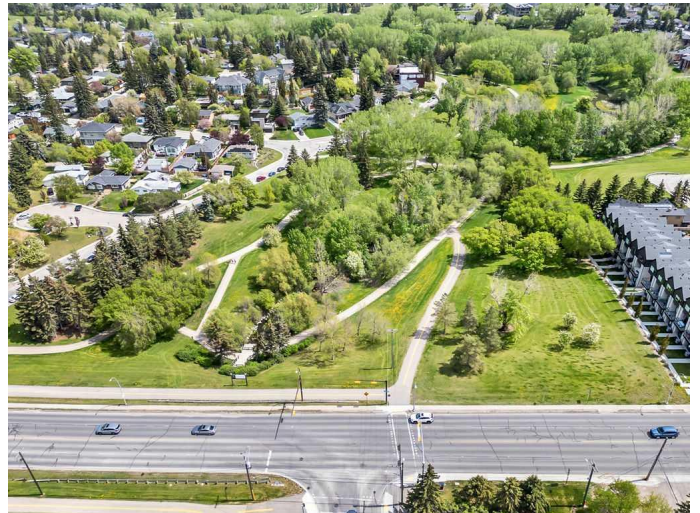
Residential on 0.15 Acres

Rosemont, Calgary, Alberta

**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 â€¦ 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!

Built in 1960

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2218335    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 876         |
| Acres          | 0.15        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2808 14 Street Nw |
| Subdivision | Rosemont          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2K 1H7           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks, Soaking Tub                               |
| Appliances        | Dryer, Range Hood, Refrigerator, Washer, Electric Oven |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Membrane             |
| Construction      | Brick, Stucco        |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 29th, 2025

Days on Market            19

Zoning                        R-CG

### **Listing Details**

Listing Office                CIR Realty

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