



2505 14 Avenue Calgary Alberta

\$459,000

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! (id:6769)

3pc Bathroom 7.58 Ft x 5.92 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Bedroom 13.00 Ft x 9.83 Ft

Bedroom 12.92 Ft x 10.00 Ft

Primary Bedroom 19.67 Ft x 13.50 Ft

4pc Bathroom 10.92 Ft x 6.75 Ft

Bedroom 11.50 Ft x 13.50 Ft

Recreational, Games room 13.58 Ft x 19.92 Ft

Storage 5.42 Ft x 6.00 Ft

Furnace 12.08 Ft x 5.08 Ft

2pc Bathroom 5.67 Ft x 9.92 Ft

Dining room 13.00 Ft x 8.58 Ft

Kitchen 13.00 Ft x 11.50 Ft

Living room 21.33 Ft x 13.67 Ft

Listing Presented By:



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