



## 2808 14 Street Calgary Alberta

\$725,000

**\*\*reduced price\*\* 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 ... 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! (id:6769)

4pc Bathroom 5.00 Ft x 7.25 Ft  
Family room 10.83 Ft x 15.83 Ft  
Dining room 6.25 Ft x 6.58 Ft  
Kitchen 7.08 Ft x 10.83 Ft  
Bedroom 9.42 Ft x 9.75 Ft  
Bedroom 9.75 Ft x 11.75 Ft  
Laundry room 8.00 Ft x 8.58 Ft

Other 3.17 Ft x 3.17 Ft  
Living room 11.42 Ft x 16.17 Ft  
Dining room 8.25 Ft x 9.17 Ft  
Kitchen 6.83 Ft x 9.00 Ft  
Primary Bedroom 9.92 Ft x 12.08 Ft  
Bedroom 8.25 Ft x 10.00 Ft  
4pc Bathroom 4.92 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://andreawiltonclark.com/>



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