

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

MLS® #A2218335

\$725,000

4 Bedroom, 2.00 Bathroom, 876 sqft

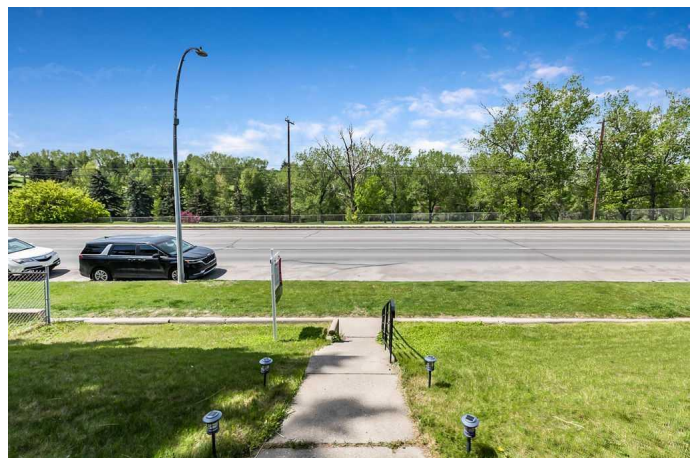
Residential on 0.15 Acres

Rosemont, Calgary, Alberta

****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 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	Duplex
Style	Bi-Level, Up/Down
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, Refrigerator, Washer, Electric Oven, Range Hood
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 21

Zoning R-CG

Listing Details

Listing Office CIR Realty

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