

# \$699,000 - 2836 14 Avenue Se, Calgary

MLS® #A2222064

**\$699,000**

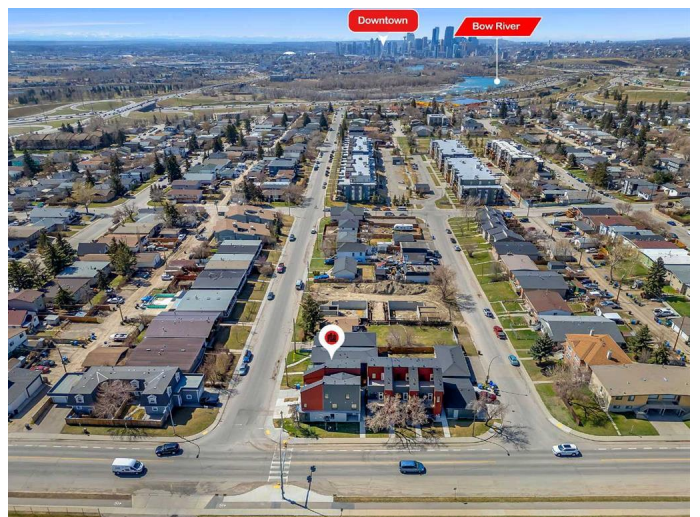
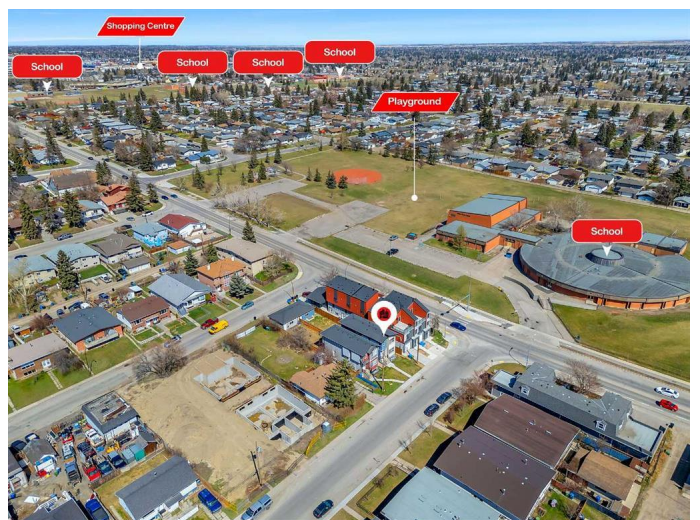
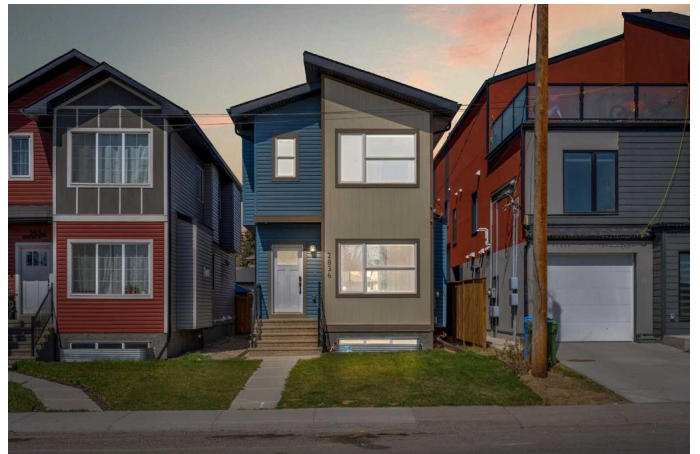
4 Bedroom, 4.00 Bathroom, 1,762 sqft

Residential on 0.09 Acres

Albert Park/Radisson Heights, Calgary, Alberta

OVER 2400 SQFT OF LUXURIOUS LIVING SPACE! 4 BEDROOMS + 3.5 BATHS! DO YOU DREAM OF LIVING JUST MINUTES FROM DOWNTOWN? Look no further!

Welcome to this UPGRADED HOME located in the highly desirable community of ALBERT PARK!! STEP INSIDE to find The main a SPACIOUS LIVING ROOM with cozy FIREPLACE, a CHEF-INSPIRED KITCHEN with HIGH-END FINISHES and CEILINGS, a bright DINING AREA and a 2-PC BATH. Upstairs offers a DREAMY PRIMARY SUITE with 5-PC ENSUITE BATH and WALK-IN CLOSET, two more BEDROOMS, a 4-PC BATH, and UPPER FLOOR LAUNDRY! The fully developed SEPARATE ENTRY BASEMENT is the ultimate flex space â€” HUGE REC ROOM with BAR, a BEDROOM, 4-PC BATH, and IN-FLOOR HEATING! EASY TO DO BASEMENT LEGAL/ILLEGAL SUITE ( Subject to city approval ). DOUBLE DETACHED GARAGE! UPGRADED KITCHEN, MODERN DESIGN THROUGHOUT, IN FLOOR HEAT IN BASEMENT â€” THIS ONE HAS IT ALL! This location can't be beat â€” WALKING DISTANCE to an LRT STATION for an easy commute, QUICK ACCESS to DOWNTOWN, and CLOSE TO SCHOOLS, playgrounds, shopping, and all major amenities. Whether you're commuting, raising a family, or simply enjoying everything city life has to offer, this home is a PERFECT FIT.



Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2222064    |
| Price          | \$699,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,762       |
| Acres          | 0.09        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2836 14 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0J9                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s)                                                        |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Range Hood, Washer |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | Central Air                                                                              |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |

|              |                                |
|--------------|--------------------------------|
| Has Basement | Yes                            |
| Basement     | Exterior Entry, Finished, Full |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Yard                             |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 31             |
| Zoning         | R-CG           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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