

# \$439,900 - 2505 14 Avenue Se, Calgary

MLS® #A2234737

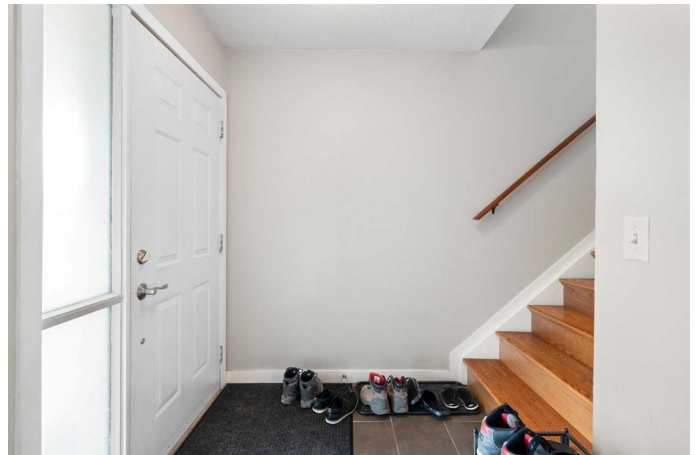
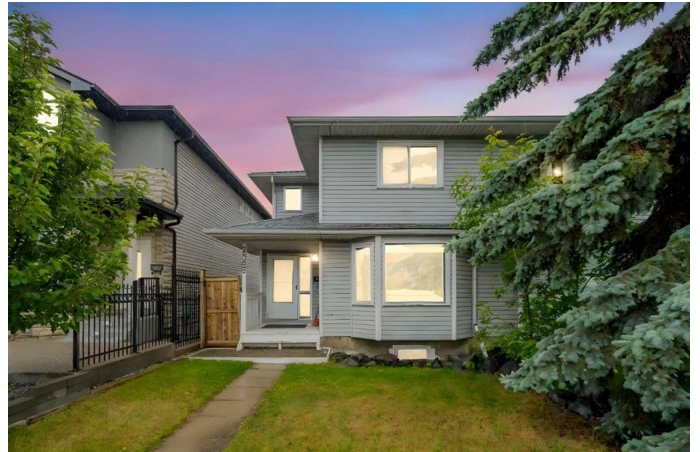
**\$439,900**

4 Bedroom, 4.00 Bathroom, 1,596 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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! There are many benefits to owning a wood foundation home such as: energy saving qualities, durable and safe, they stay warm and dry and allow flexibility for finishing and build design. If you would like to learn more about wood foundations and benefits of them, see the attachment in the supplements labelled "Additional Wood Foundation Information".

Built in 1990

### **Essential Information**

MLS® #	A2234737
Price	\$439,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,596
Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2505 14 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0J4

### **Amenities**

Parking Spaces	2
Parking	On Street, Single Garage Detached

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Kitchen Island  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer  
Heating Forced Air, Natural Gas, Boiler, In Floor  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Wood

### Additional Information

Date Listed June 27th, 2025  
Days on Market 77  
Zoning R-CG

### Listing Details

Listing Office Royal LePage Benchmark

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