

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

MLS® #A2218335

**\$725,000**

4 Bedroom, 2.00 Bathroom, 876 sqft

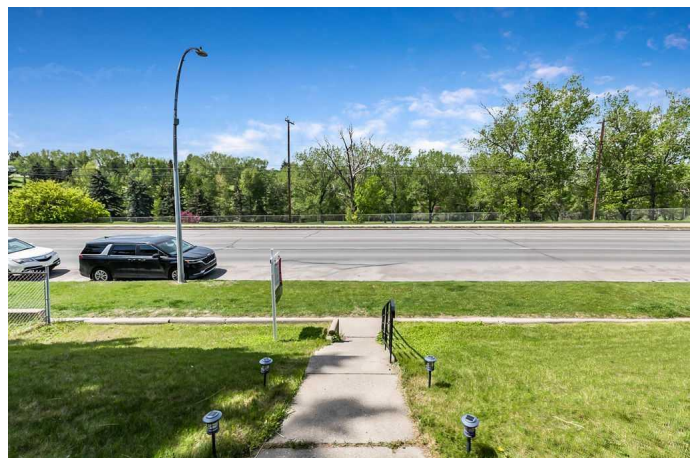
Residential on 0.15 Acres

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                22  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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