

# \$625,000 - 227 14 Avenue Ne, Calgary

MLS® #A2211773

**\$625,000**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

This updated character bungalow sits on a quiet, tree-lined street in the heart of Crescent Heights. With a south-facing backyard and classic front porch, it blends character with modern updates in a great inner-city location. Inside, the main floor features a bright living room with large windows, laminate floors, and a comfortable flow into the dining area. The kitchen is set at the back with granite counters, white cabinetry, stainless steel appliances, and direct access to the yard.

The main level includes one bedroom with a walk-through closet, a full bathroom with heated floors, and laundry tucked into the same space for added convenience. The fully finished basement includes a separate walk-up entrance, a flexible rec room, second bedroom, full bathroom with heated floors, and extra storage. With its own entrance, the basement could also work well for guests, roommates, or added privacy.

Out back youâ€™ll find a private deck, fenced yard, garden space, and a single detached garage. Major updates over the years include windows, roof, insulation, plumbing, electrical, and central air conditioning â€“ so the work has been done.

Crescent Heights is one of Calgaryâ€™s most established inner-city neighborhoods, known for its mature trees, walkable streets, and close proximity to downtown. Youâ€™re just



minutes from parks, the river pathways, transit, and local shops and restaurants â€” making it an ideal spot for anyone looking to live close to the core without sacrificing a sense of community.

Built in 1910

### Essential Information

MLS® #	A2211773
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	762
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	227 14 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1E2

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

	Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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