

# \$449,000 - 2505 14 Avenue Se, Calgary

MLS® #A2234737

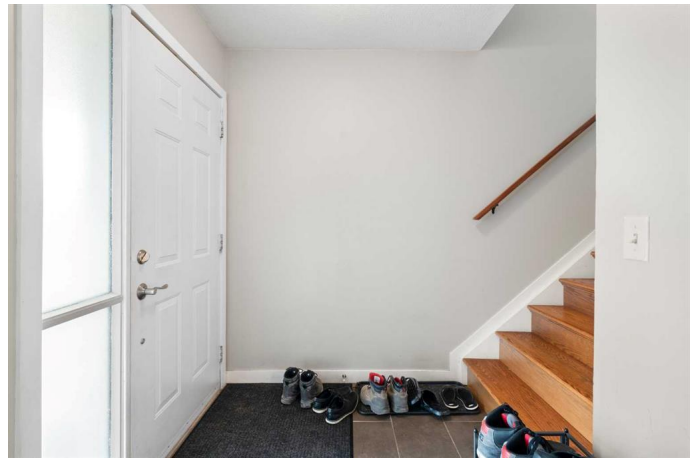
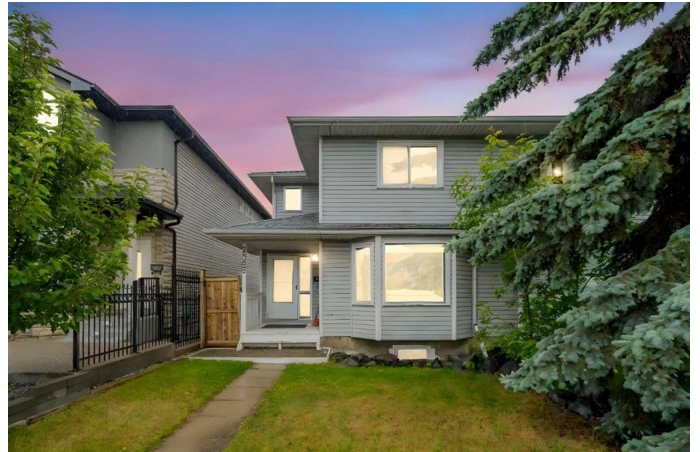
**\$449,000**

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!

Built in 1990

### Essential Information

MLS® #	A2234737
Price	\$449,000
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), Refrigerator, Washer, Gas Cooktop
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	51
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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