

# \$825,000 - 2833 / 2835 14 Avenue Se, Calgary

MLS® #A2253738

**\$825,000**

8 Bedroom, 4.00 Bathroom, 2,013 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Hereâ€™s your opportunity to secure a full duplex with R-CG zoning on a 50â€™ x 120â€™ lot with a south-facing backyard in the desirable neighbourhood of Alberta Park/Radisson Heights! This property has been in the care of its original owners since it was built in the 1960s! Thereâ€™s limitless potential here for a buy and hold investment, fix and flip, live up and rent down, live on one side and rent out the other, create legal suites in the basements (subject to City approval), a future development project, and multi-generational living. The main floors of both units are close to identical, each having over 1,000 sq ft, soaring vaulted ceilings, original hardwood flooring, 3 spacious bedrooms, one 4-piece bathroom, and a large living area with massive picture window that overlooks the generously sized balcony. The basements both have one 3-piece bathroom, a dedicated laundry/utility/storage area, huge windows throughout, but slightly differ in how the rest of the level is finished. Unit 2833â€™s lower-level features 2 more bedrooms, and a rec room, while 2835â€™s awaits your masterful design with a flex area and storage space. Additional features include a double detached garage, and two newer furnaces (2020). Situated in a quiet, family-friendly community, on a street that has seen significant re-development and revitalization, this duplex is ideally located near schools, public transit, and a variety of shopping options, making it a convenient choice for



families and commuters alike. Take advantage of this incredible investment opportunity. Schedule your viewing today and imagine the possibilities!

Built in 1967

### **Essential Information**

MLS® #	A2253738
Price	\$825,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,013
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	2833 / 2835 14 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0J8

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Laminate Counters, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dryer, Electric Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Covered Courtyard
Lot Description	Back Yard, Many Trees, Rectangular Lot
Roof	Asphalt Shingle, Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2025
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.