

# \$575,000 - 14 Knight Street, Okotoks

MLS® #A2199272

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,346 sqft  
Residential on 0.15 Acres

Central Heights., Okotoks, Alberta

Investor Opportunity in Okotoks! Welcome to 14 Knight Street, a income-ready 1,346 sq ft bungalow on a spacious 50' x 127' (6,350 sq ft) lot in the established Central Heights neighborhood—ideal for cash flow investors, house hackers, or buy-and-hold buyers. • Zoned R-1, the lot offers long-term redevelopment potential in a fast-growing town just 18 minutes south of Calgary. • The home features 4 bedrooms, 2 full bathrooms, and a separate entrance to the finished basement, making it easy to suite or convert for dual occupancy. • Recent capital improvements include a high-efficiency Lennox furnace and John Wood hot water tank (2017), new deck structures (2020), updated railings (2024), and new flooring in the bedrooms (2024). • The laundry room renovation (2022) includes a high-efficiency gas dryer—a reliable upgrade for tenants or future resale. • The new hot tub (2024) under a refinished pergola boosts short-term rental appeal and lifestyle value. • A massive 24' x 29' heated garage adds versatility for a workshop or storage • Central Heights is seeing rising demand with low inventory, and Okotoks's™ population is projected to grow 20% by 2031, pushing up property values and rents. • Nearby amenities include top-rated schools, bike paths, river walks, and a vibrant downtown with restaurants, cafes, and retail just minutes away. • Okotoks currently has a low vacancy rate (~1.5%) and average rents for updated 4-bedroom homes exceed



\$2,500/month, offering strong ROI potential.  
â€¢ With immediate possession and all major upgrades already completed, this is a low-risk, high-upside property in one of Albertaâ€™s most desirable bedroom communities. â€¢  
Contact us today to schedule a private viewing or request a full investment breakdown!

Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199272    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,346       |
| Acres          | 0.15        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14 Knight Street |
| Subdivision | Central Heights. |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S1G2           |

### Amenities

|                |                                                                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                                                                                                                     |
| Parking        | Additional Parking, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad, Alley Access, On Street, Outside, Plug-In, RV Access/Parking, Workshop in Garage |
| # of Garages   | 2                                                                                                                                                                                                                     |

## Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Master Downstairs |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Gas Dryer, Oven, Range                             |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                                                                                                                     |
| Cooling           | None                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Family Room, Wood Burning, Blower Fan                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Finished, Full, Walk-Up To Grade                                                                                                                                |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Barbecue, BBQ gas line, Garden, Private Entrance, Private Yard, Fire Pit, Rain Barrel/Cistern(s), Rain Gutters             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Many Trees, Private, Rectangular Lot, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Concrete, Stucco, Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Block                                                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 39               |
| Zoning         | TN               |

## Listing Details

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

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