# \$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.

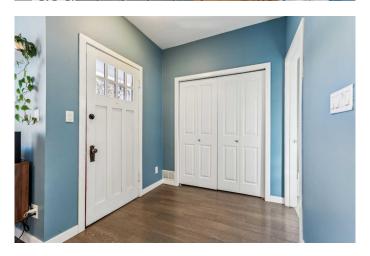
The main level includes one bedroom with a walk-through closet, a full bathroom with heated floors, and laundry tucked into the same space for added convenience. The fully finished basement includes a separate walk-up entrance, a flexible rec room, second bedroom, full bathroom with heated floors, and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

Out back you'II 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 Calgary's most established inner-city neighborhoods, known for its mature trees, walkable streets, and close proximity to downtown. You'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),

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings,

Gas Stove

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 3

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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