

# \$454,000 - 2505 14 Avenue Se, Calgary

MLS® #A2234737

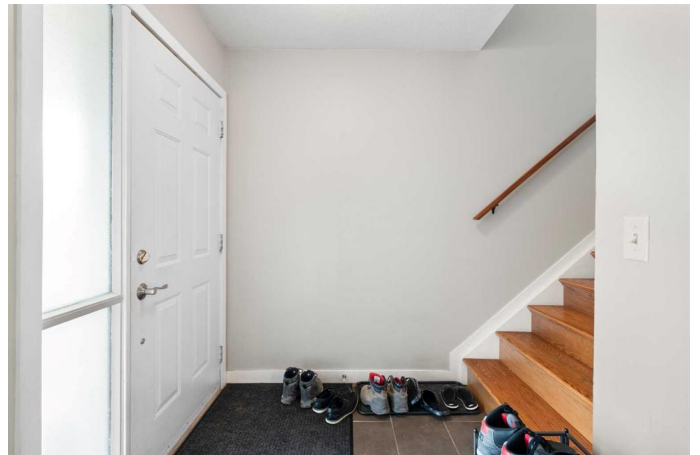
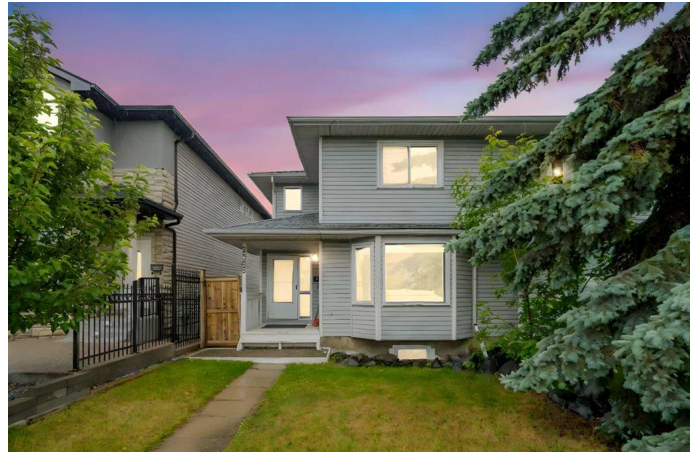
**\$454,000**

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          | \$454,000              |
| 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        | Single Garage Detached, On Street |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Ceiling Fan(s)                                          |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas                               |
| 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 | 46              |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.