

\$560,000 - 2709 14 Avenue Se, Calgary

MLS® #A2137251

\$560,000

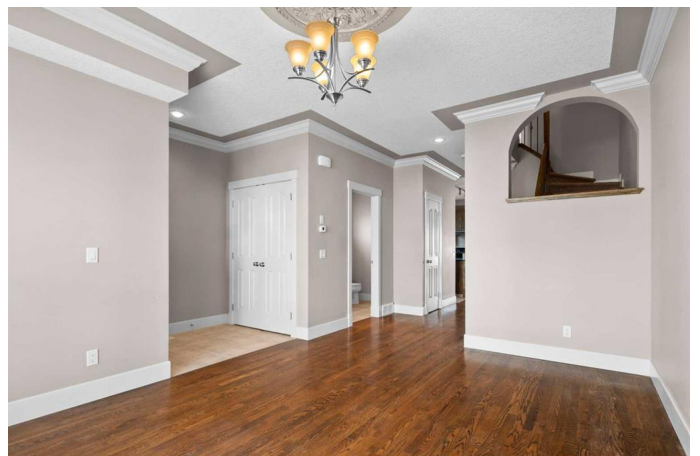
3 Bedroom, 3.00 Bathroom, 1,732 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Discover the perfect blend of comfort and convenience in this stunning family home, located just minutes away from the downtown core. This beautiful property boasts three spacious bedrooms, including two full four-piece bathrooms.

Main Floor: step into this large, sunny great room, complete with windows overlooking the private north facing fully fenced yard, and half bath just around the corner, cozy up by the gas fireplace during winter months. Spacious kitchen: the heart of the home, featuring black granite countertops, extended height oak cabinets, a corner pantry for extra storage, stainless steel appliances, and an island with a breakfast bar. **Mudroom:** ample storage space, leading out to the back deck, perfect for easy access to outdoor activities. **Dining & Living Areas:** beautiful hardwood flooring and 9-foot ceilings with elegant crown molding complete the main floor's luxurious feel. **Upper Floor:** **Master Bedroom:** a king-sized master suite with a large walk-in closet and a spa-like en-suite bathroom, including an oversized soaker tub and separate shower. **Second Bedroom:** Spacious with a walk-in closet. **Third Bedroom:** Comfortable and can easily accommodate a queen sized bed. **Hallway Bathroom:** A four-pieced bathroom conveniently located near the second and third bedrooms. The basement is an unfinished canvas ready for your personal touch. Perfect for a rec room, home gym, extra bedroom, or entertainment area, with a roughed-in



plumbing and large windows offering endless possibilities. Outdoor and additional features include a double detached garage, plenty of space for a car enthusiasts or additional storage. The back deck is ideal for outdoor gatherings and relaxation. Surrounding amenities offer proximity to shops, services, restaurants, St. Alberta School. Parks, LRT, bus stops, and shopping centers. This home is perfect for those seeking a blend of modern amenities and family-friendly features in a prime location, only ten minutes drive to downtown!

Built in 2006

Essential Information

MLS® #	A2137251
Price	\$560,000
Sold Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,732
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2709 14 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0J7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	July 8th, 2024
Days on Market	38
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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