

# \$1,050,000 - 2922 14 Avenue Nw, Calgary

MLS® #A2263844

**\$1,050,000**

4 Bedroom, 2.00 Bathroom, 1,387 sqft

Single Family on 0.15 Acres

St Andrews Heights, Calgary, Alberta

Situated in the prestigious community of St Andrews Heights, this exceptional 55' x 120' lot offers a prime opportunity for developers, investors, or long term rental property owners. With a solid, well maintained 4 bed/2 bath bungalow already in place, this property is ideal for holding, renovating, or rebuilding in one of Calgary's most sought after inner-city neighbourhoods. The current home features hardwood flooring, a large kitchen, spacious living and dining areas, and a fully developed basement making it move-in or rent-out ready. A double detached garage, RV parking pad, and a lush, private backyard with mature trees and garden beds add to the value and versatility of the property. Just steps from Foothills Hospital, Alberta Children's Hospital, University of Calgary, and the dynamic University District, this location offers unmatched rental potential and future upside. Outdoor amenities abound, including nearby river pathways, off-leash dog parks, a community centre, and a popular sledding hill in winter. With quick access to downtown, major roadways, McMahon Stadium, shopping, dining, and the mountains, this is a rare opportunity to secure a premium lot in one of Calgary's best communities. (id:6289)

Built in 1957

## Essential Information

Listing #                      A2263844



Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,387
Acres	0.15
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	2922 14 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
Province	Alberta
Postal Code	T2N1N1

### Amenities

Amenities	Playground, Schools, Shopping
Features	Treed, Back lane
Parking Spaces	3
Parking	Detached Garage, RV
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

### Listing Details

Listing Office

RE/MAX House of Real Estate



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