

**2833 / 2835 14 Avenue SE  
Calgary, Alberta**

**MLS # A2253738**



**\$825,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, Natural Woodwork, Vaulted Ceiling(s)		

**Inclusions:** Chest freezer in basement of 2833, shed and coop in backyard

Here's your opportunity to secure a full duplex with R-CG zoning on a 50' x 120' lot with a south-facing backyard in the desirable neighbourhood of Alberta Park/Radisson Heights! This property has been in the care of its original owners since it was built in the 1960s! There's limitless potential here for a buy and hold investment, fix and flip, live up and rent down, live on one side and rent out the other, create legal suites in the basements (subject to City approval), a future development project, and multi-generational living. The main floors of both units are close to identical, each having over 1,000 sq ft, soaring vaulted ceilings, original hardwood flooring, 3 spacious bedrooms, one 4-piece bathroom, and a large living area with massive picture window that overlooks the generously sized balcony. The basements both have one 3-piece bathroom, a dedicated laundry/utility/storage area, huge windows throughout, but slightly differ in how the rest of the level is finished. Unit 2833's lower-level features 2 more bedrooms, and a rec room, while 2835's awaits your masterful design with a flex area and storage space. Additional features include a double detached garage, and two newer furnaces (2020). Situated in a quiet, family-friendly community, on a street that has seen significant re-development and revitalization, this duplex is ideally located near schools, public transit, and a variety of shopping options, making it a convenient choice for families and commuters alike. Take advantage of this incredible investment opportunity. Schedule your viewing today and imagine the possibilities!