

2635 14 Avenue SE
Calgary, Alberta

MLS # A2254596



\$499,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage		

Inclusions: NONE

Beautifully renovated detached, 2 storey home in Albert Park/Radisson Heights offering outstanding value in an incredible location just minutes to downtown! A vaulted open-to-above living room with expansive windows, sunny skylight and a charming fireplace with custom hearth and mantle sets a warm and inviting tone, creating a space perfect for relaxation or entertaining. The kitchen has been updated with granite countertops, a stylish herringbone backsplash, crisp white cabinetry and a centre island with casual seating. A built-in pantry adds extra storage while a handy tech desk provides a spot to catch up on emails or homework. Cascading lighting adorns the adjacent dining room, perfect for family meals and entertaining. Patio doors connect seamlessly to the backyard, making summer barbeques and outdoor gatherings a breeze. A convenient powder room completes the main level. Upstairs an open-to-below nook offers flexible use as a reading corner, homework zone or small den area. 2 bright and spacious bedrooms share a fully renovated 4 piece bathroom. The same laminate flooring carries through the upper level for a cohesive and low-maintenance finish. Fully finished, the basement extends the living space with a huge rec room for movie nights and games plus a large den ideal for guests, a home office, gym or playroom. Outside the sunny south-facing backyard is fully fenced for privacy and designed with a deck for relaxing, a large grassy yard for children and pets to play and a pathway that leads to convenient off-street parking. A storage shed adds practicality for tools and outdoor gear. This location offers the best of both convenience and lifestyle with parks, schools, shops and transit all within walking distance. Commuting is effortless with quick access to major roadways while vibrant destinations such as Inglewood, Fort Calgary Historic Park, the

Calgary Zoo and Max Bell Arena are only minutes away. A thoughtful blend of character and updates makes this move-in ready home an excellent choice for families, young professionals and investors alike!