

# \$625,000 - 227 14 Avenue Ne, Calgary

MLS® #A2211773

**\$625,000**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

This updated character bungalow sits on a quiet, tree-lined street in the heart of Crescent Heights. With a south-facing backyard and classic front porch, it blends character with modern updates in a great inner-city location. Inside, the main floor features a bright living room with large windows, laminate floors, and a comfortable flow into the dining area. The kitchen is set at the back with granite counters, white cabinetry, stainless steel appliances, and direct access to the yard.

The main level includes one bedroom with a walk-through closet, a full bathroom with heated floors, and laundry tucked into the same space for added convenience. The fully finished basement includes a separate walk-up entrance, a flexible rec room, second bedroom, full bathroom with heated floors, and extra storage. With its own entrance, the basement could also work well for guests, roommates, or added privacy.

Out back youâ€™ll find a private deck, fenced yard, garden space, and a single detached garage. Major updates over the years include windows, roof, insulation, plumbing, electrical, and central air conditioning â€” so the work has been done.

Crescent Heights is one of Calgaryâ€™s most established inner-city neighborhoods, known for its mature trees, walkable streets, and close proximity to downtown. Youâ€™re just



minutes from parks, the river pathways, transit, and local shops and restaurants â€” making it an ideal spot for anyone looking to live close to the core without sacrificing a sense of community.

Built in 1910

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211773    |
| Price          | \$625,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 762         |
| Acres          | 0.07        |
| Year Built     | 1910        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 227 14 Avenue Ne |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1E2          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, |

|              |                |
|--------------|----------------|
|              | Gas Stove      |
| Heating      | Forced Air     |
| Cooling      | Central Air    |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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