

\$680,000 - 435 14 Avenue Ne, Calgary

MLS® #A2217959

\$680,000

3 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.12 Acres

Renfrew, Calgary, Alberta

Located on a quiet street in the sought-after community of Renfrew, this charming bungalow offers fantastic investment potential with a legal basement suite. Just one block from Edmonton Trail, enjoy quick and easy access to Downtown, schools, parks, transit, and more. The main floor features 2 spacious bedrooms, a full 4-piece bathroom, in-suite laundry, and a bright living area. Notable upgrades include newer windows (2012), attic insulation (2012), and roof replacement (2012). The gas stove burner was replaced in 2019, ensuring a functional and efficient kitchen setup. No POLY-B, Furnace and hot water heater was replaced in 2022. The basement suite, with its own separate rear entrance and mudroom, is fully legal and conforming. It includes 1 large bedroom, a 4-piece bathroom, separate washer/dryer, and a generous living space with updated flooring (2018). Whether you're looking for a mortgage helper, income property, or future redevelopment potential, this home offers incredible value in a rapidly evolving inner-city neighborhood.

Built in 1949

Essential Information

MLS® # A2217959

Price \$680,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	940
Acres	0.12
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	435 14 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1E6

Amenities

Parking Spaces	2
Parking	Off Street, On Street

Interior

Interior Features	Bookcases, Closet Organizers
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2025
-------------	---------------

Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.