

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

MLS® #A2263844

**\$1,050,000**

4 Bedroom, 2.00 Bathroom, 1,387 sqft

Residential 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.

Built in 1957

## Essential Information

MLS® #

A2263844



Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,387
Acres	0.15
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2922 14 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1N1

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot,

	Landscaped, Lawn, Rectangular Lot, Treed, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 10th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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