



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1907 14 Avenue NE
Calgary, Alberta

MLS # A2332386



\$850,000

Division:	Mayland Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,997 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding , Stucco
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Exceptional investment opportunity! This full duplex is tenant-occupied, providing immediate rental income while offering outstanding long term upside. Whether you're an investor, developer, or buyer looking for a versatile property, this is a rare chance to secure a revenue generating asset in a convenient location. The property offers tremendous future potential for redevelopment, including the possibility of multi-family development, adding secondary suites, or creating a multi-generational living setup, subject to City approval and applicable zoning. With flexible possibilities and strong holding potential, this property is well-positioned for future growth. Ideally situated with quick access to major roadways, commuting is easy in every direction, with convenient connections to all quadrants of the city. Close to shopping, schools, public transit, parks, and everyday amenities, this is a location that continues to attract both tenants and future homeowners. Whether you're looking to expand your investment portfolio, land bank for future development, or explore value add opportunities, this full duplex offers exceptional potential in a sought after location.