



GRASSROOTS
REALTY GROUP

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2416 14 Avenue NW
Calgary, Alberta

MLS # A2334011



\$848,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Storage

Inclusions: All blinds, Refrigerator in basement, Stove in basement, Hood fan in basement

Located on a corner lot in the highly desirable community of Briar Hill, this beautifully updated two-storey home combines an exceptional location with a versatile floor plan and a private backyard. With 4 bedrooms, 2.5 bathrooms and a double attached garage, there is plenty of space for a growing family. The illegal basement suite with its own entrance adds further flexibility for a multi-generational household or family with university-aged children, while also offering the option to live upstairs and rent the lower level. The main floor is bright and welcoming, with a spacious entryway, luxury vinyl plank flooring and large windows that bring natural light throughout the living spaces. The generous living room flows into the stunning, extensively updated kitchen, where quartz countertops, a tasteful backsplash, stainless steel appliances and a large island with seating create an impressive and functional space. Beautiful cabinetry is enhanced by custom details, including interior drawers, built-in organization and an integrated cutting board. A dedicated bar and coffee station with a beverage fridge, a large custom pantry and an abundance of cupboard and counter space complete the kitchen. The adjoining dining area features sliding doors that lead directly to the two-tiered deck and backyard, extending the living space outdoors. A two-piece powder room completes the main level. Upstairs, plush carpet runs throughout the bedroom level. The spacious primary retreat includes custom closet organizers and a beautifully renovated three-piece ensuite with a skylight. Two additional well-sized bedrooms, an updated four-piece bathroom and convenient upper-floor laundry complete this level. The lower level offers an illegal suite with a separate entrance and its own kitchen, dining and living areas, bedroom, four-piece bathroom and laundry, along with additional storage. Outside,

the backyard was newly landscaped in 2026 and offers a private setting surrounded by mature trees. A two-tiered deck provides plenty of room for outdoor dining and entertaining, while the lower patio with a fire pit and grass area with new sod offer additional spaces to enjoy the yard. Notable improvements include fresh interior paint, a new hot water tank in 2025, replacement of all main-floor windows along with several others throughout the home, and a new stair railing. Briar Hill is one of Calgary's most sought-after inner-city communities, offering excellent access to schools, post-secondary institutions, hospitals, recreation and amenities. The home is just steps from the North Hill CTrain Station and a short walk to Briar Hill School, with SAIT and the U of C only minutes away. Foothills and Alberta Children's Hospital are also nearby, along with the shops and restaurants of Kensington and University District. Confederation Park, Bow River pathways, off-leash areas and McMahon Stadium offer plenty of options for recreation, with quick access to Crowchild Trail, 16 Ave and downtown.