



**GRASSROOTS**  
REALTY GROUP

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2606 14 Avenue SE  
Calgary, Alberta

MLS # A2336584

**\$479,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Albert Park/Radisson Heights    |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level |               |                   |
| <b>Size:</b>     | 1,076 sq.ft.                    | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Flat Torch Membrane               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan, Separate Entrance |                   |      |

**Inclusions:** 2nd Stove, Dishwasher, Refrigerator, Range Hood, Washer, Dryer, Window Coverings

Presenting a rare opportunity to own a TURNKEY updated investment with a LEGAL basement suite (separate entrances), NO condo fees, and an oversized lot! Major updates are already taken care of, including newer windows and doors, renovated bathrooms in both units, the work and application required to legalize the basement suite, and updated kitchens. Offering over 1,000 sq. ft.—significantly larger than the typical 800 sq. ft. bilevel in the community—this property delivers exceptional space and flexibility for investors or homeowners looking for a built-in mortgage helper. The upper level features a bright open-concept layout with a spacious living room, front balcony, dining area, timeless white kitchen with ample cabinetry, three generous bedrooms, updated four-piece bathroom, and private stacked laundry. The LEGAL lower suite has its own separate entrance and offers a bright, functional layout with a full kitchen, living area, two bedrooms, three-piece bathroom, and dedicated laundry. The partially above-grade design allows the lower level to feel bright and inviting rather than like a traditional basement. Outside, the enormous lot offers a large deck, fully fenced backyard, and fireplace—perfect for summer evenings, entertaining, or an added perk for tenants. The existing lower-suite tenant is also ready to stay, making this an easy income opportunity from day one. Whether you’re looking for your next home or a smart addition to your investment portfolio, this rare property combines space, updates, income potential, and a prime location in one package—and it won’t last long!