

# \$928,000 - 131 14 Avenue Nw, Calgary

MLS® #A2194906

**\$928,000**

7 Bedroom, 3.00 Bathroom, 1,761 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

Exceptional Investment & Redevelopment Opportunity! This prime 5,995 SF, 50' x 120' M-C1 lot is perfectly situated near central 16 Ave / Centre St, offering incredible potential for investors and developers alike. The well-maintained 1.5-storey, 1,761 SF home features 6 bedrooms and 3 full baths, fully rented and generating strong positive cash flow. Enjoy the convenience of a central location with multiple transit options just steps away, providing easy access to downtown and surrounding areas. The property also boasts ample rear parking, ideal for tenants. Great for first time investors or seasoned builders. Opportunities like this—combining immediate rental income with future development upside—are extremely rare in Calgary. Secure this prime property today before it's gone!

Built in 1912

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2194906  |
| Price          | \$928,000 |
| Bedrooms       | 7         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,761     |
| Acres          | 0.14      |
| Year Built     | 1912      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 131 14 Avenue Nw |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0G4          |

### Amenities

|                |       |
|----------------|-------|
| Parking Spaces | 7     |
| Parking        | Stall |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full, Suite             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Level, Rectangular Lot |
| Roof              | Asphalt Shingle        |
| Construction      | Wood Frame             |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 65                  |
| Zoning         | M-C1                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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