

# \$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	60
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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