1331 14 Street NW

Calgary | Active | MLS® A2355833

$999,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1951**	**2,334.09 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

A RARE OPPORTUNITY IN HOUNSFIELD HEIGHTS/BRIAR HILL - offering a substantial inner-city home today with exciting possibilities for tomorrow. Set on an impressive approximately 8,094 sq. ft. elevated parcel, this unique property combines generous living space, city views, a private yard and outstanding future potential. Inside, you'll find exceptionally spacious principal rooms filled with natural light from large windows throughout. Significant improvements over the years include many newer windows, updated bathrooms, vanities, countertops and fixtures, plus a renovated kitchen featuring granite countertops, newer appliances and cork flooring. Exterior improvements include newer shingles, a resurfaced upper balcony, updated stucco, a newer front deck and a newly paved private driveway. The attached single garage features a newer overhead door and comfortably accommodates a full-size truck. The developed lower level provides even more flexibility with a large recreation room, additional bedroom and full bathroom. Enjoy expansive views, mature landscaping and a surprisingly private setting while remaining minutes from downtown, SAIT, transit, Kensington and major commuter routes. Whether you envision living in and enjoying the home as it stands, renovating further, holding for the future, or exploring redevelopment possibilities, this is a compelling opportunity on a large and distinctive inner-city site. Future development and land-use changes are subject to City of Calgary approval.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355833
Bedrooms	4
Bathrooms	4
Year Built	1951
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey

Total Living Area:	2,334.09 sq. ft.
Acreage:	No
Lot Area:	8,094 sq. ft.
Lot Frontage:	88'7½"
Front Exposure:	East
Levels:	One and One Half
Total Rooms Above Grade:	9
Year built:	1951 (Age: 75)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	5625AC
Heating:	Forced Air
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	2

Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	See Remarks
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill
Appliances:	Built-In Oven, Built-In Range, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 21'7" × 11'10" ·
Main Floor	Breakfast Nook · 11'3" × 6'6" ·
Main Floor	Dining Room · 14' × 11'6" ·
Main Floor	Kitchen · 11'4" × 10'11" ·
Main Floor	Laundry · 9'11" × 8'1" ·
Main Floor	Living Room · 23'10" × 16'3" ·
Main Floor	Office · 11'2" × 10'9" ·
Main Floor	Other · 14'3" × 9'1" ·
2nd Floor	Bedroom · 23' × 14'3" ·
2nd Floor	Office · 8'3" × 8'3" ·
2nd Floor	Bedroom - Primary · 20'6" × 14' ·
2nd Floor	Storage · 14'10" × 2'7" ·
Basement	Bedroom · 14'7" × 13' ·

Basement	Game Room · 23'2" × 14'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Back Lane, Backs on to Park/Green Space, Corner Lot, Irregular Lot, Landscaped, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC-1
Listed Date:	Oct 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1331-14-street-nw-calgary-a2355833/

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