2606 14 Avenue SE

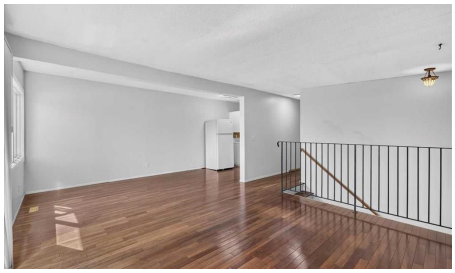
Calgary | Active | MLS® A2336584

$479,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1976**	**1,076.07 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

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 firepit-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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336584
Bedrooms	5
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level

Total Living Area:	1,076.07 sq. ft.
Main Level Finished Area:	1,076.07 sq. ft.
Below Grade Finished Area:	937.99 sq. ft.
Lot Area:	3,810 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7680AM
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Duplex
Roof:	Flat Torch Membrane
Ensuite:	No

Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	Lower Level, Main Level, Multiple Locations
City Quadrant:	Southeast
Community:	Albert Park/Radisson Heights
Appliances:	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	2nd Stove, Dishwasher, Refrigerator, Range Hood, Washer, Dryer, Window Coverings
Restrictions:	Airspace Restriction
Main Floor	Dining Room · 20'3" × 12'11" ·
Main Floor	Kitchen · 9'3" × 7'6" ·
Main Floor	Breakfast Nook · 7'7" × 5'3" ·
Main Floor	Bedroom - Primary · 12'11" × 9' ·
Main Floor	Bedroom · 12' × 10'11" ·
Main Floor	Bedroom · 10'9" × 8'11" ·
Main Floor	Foyer · 3'10" × 3'6" ·
Basement	Kitchen · 11'5" × 7'8" ·
Basement	Living Room · 12'3" × 11'8" ·
Basement	Dining Room · 8'3" × 7'11" ·
Basement	Bedroom · 16'11" × 13'7" ·
Basement	Bedroom · 14'7" × 8'5" ·

Basement	Laundry · 15'8" × 7'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Open Floorplan, Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2606-14-avenue-se-calgary-a2336584/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.