587-899-3773
justin@realtyaces.ca

2416 14 Avenue NW
Calgary, Alberta

MLS # A2334011



$824,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,446 sq.ft.	**Age:**	1981 (45 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Storage

Inclusions: All blinds, Refrigerator in basement, Stove in basement, Hood fan in basement

Located on a corner lot in the highly desirable community of Briar Hill, this beautifully updated two-storey home combines an exceptional location with a versatile floor plan and a private backyard. With 4 bedrooms, 2.5 bathrooms and a double attached garage, there is plenty of space for a growing family. The illegal basement suite with its own entrance adds further flexibility for a multi-generational household or family with university-aged children, while also offering the option to live upstairs and rent the lower level. The main floor is bright and welcoming, with a spacious entryway, luxury vinyl plank flooring and large windows that bring natural light throughout the living spaces.The generous living room flows into the stunning, extensively updated kitchen, where quartz countertops, a tasteful backsplash, stainless steel appliances and a large island with seating create an impressive and functional space. Beautiful cabinetry is enhanced by custom details, including interior drawers, built-in organization and an integrated cutting board. A dedicated bar and coffee station with a beverage fridge, a large custom pantry and an abundance of cupboard and counter space complete the kitchen.The adjoining dining area features sliding doors that lead directly to the two-tiered deck and backyard, extending the living space outdoors. A two-piece powder room completes the main level. Upstairs, plush carpet runs throughout the bedroom level. The spacious primary retreat includes custom closet organizers and a beautifully renovated three-piece ensuite with a skylight. Two additional well-sized bedrooms, an updated four-piece bathroom and convenient upper-floor laundry complete this level. The lower level offers an illegal suite with a separate entrance and its own kitchen, dining and living areas, bedroom, four-piece bathroom and laundry, along with additional storage. Outside,

the backyard was newly landscaped in 2026 and offers a private setting surrounded by mature trees. A two-tiered deck provides plenty of room for outdoor dining and entertaining, while the lower patio with a fire pit and grass area with new sod offer additional spaces to enjoy the yard. Notable improvements include fresh interior paint, a new hot water tank in 2025, replacement of all main-floor windows along with several others throughout the home, and a new stair railing. Briar Hill is one of Calgary’s most sought-after inner-city communities, offering excellent access to schools, post-secondary institutions, hospitals, recreation and amenities. The home is just steps from the North Hill CTrain Station and a short walk to Briar Hill School, with SAIT and the U of C only minutes away. Foothills and Alberta Children’s Hospital are also nearby, along with the shops and restaurants of Kensington and University District. Confederation Park, Bow River pathways, off-leash areas and McMahon Stadium offer plenty of options for recreation, with quick access to Crowchild Trail, 16 Ave and downtown.

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