

# \$575,000 - 14 Knight Street, Okotoks

MLS® #A2199272

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 0.15 Acres

Central Heights., Okotoks, Alberta

Investor Opportunity in Okotoks! Welcome to 14 Knight Street, a income-ready 1,346 sq ft bungalow on a spacious 50' x 127' (6,350 sq ft) lot in the established Central Heights neighborhood—ideal for cash flow investors, house renovators, or buy-and-hold buyers. • Zoned R-1, the lot offers long-term development potential in a fast-growing town just 18 minutes south of Calgary. • The home features 4 bedrooms, 2 full bathrooms, and a separate back entrance to the finished basement, making it easy to suite or convert for dual occupancy. A Suite would be subject to approvals and permitting by the municipality. • Recent capital improvements include a high-efficiency Lennox furnace and John Wood hot water tank (2017), new deck structures (2020) and new flooring in the bedrooms (2024). • Refurbished hot tub (2024) under a refinished pergola. A massive 24' x 29' heated garage adds versatility for a workshop or storage • Central Heights is seeing rising demand with low inventory, and Okotoks's™ population is projected to grow 20% by 2031, pushing up property values and rents. • Nearby amenities include top-rated schools, bike paths, river walks, and a vibrant downtown with restaurants, cafes, and retail just minutes away. • Contact us today to schedule a private viewing or request a full investment breakdown!

Built in 1958



## Essential Information

MLS® #	A2199272
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,346
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	14 Knight Street
Subdivision	Central Heights.
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S1G2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Parking Pad, Additional Parking, Alley Access, Garage Faces Rear, Insulated, On Street, Outside, Plug-In, RV Access/Parking, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Vinyl Windows, Master Downstairs
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Gas Dryer, Oven, Range, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning, Blower Fan, Family Room
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Barbecue, Fire Pit, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Many Trees, Private, Rectangular Lot, Garden, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Block

## Additional Information

Date Listed	March 11th, 2025
Days on Market	46
Zoning	TN

## Listing Details

Listing Office	Real Broker
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