

# \$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 hackers, or buy-and-hold buyers. • Zoned R-1, the lot offers long-term redevelopment potential in a fast-growing town just 18 minutes south of Calgary. • The home features 4 bedrooms, 2 full bathrooms, and a separate entrance to the finished basement, making it easy to suite or convert for dual occupancy. • Recent capital improvements include a high-efficiency Lennox furnace and John Wood hot water tank (2017), new deck structures (2020), updated railings (2024), and new flooring in the bedrooms (2024). • The laundry room renovation (2022) includes a high-efficiency gas dryer—a reliable upgrade for tenants or future resale. • The new hot tub (2024) under a refinished pergola boosts short-term rental appeal and lifestyle value. • 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. • Okotoks currently has a low vacancy rate (~1.5%) and average rents for updated 4-bedroom homes exceed



\$2,500/month, offering strong ROI potential.  
â€¢ With immediate possession and all major upgrades already completed, this is a low-risk, high-upside property in one of Albertaâ€™s most desirable bedroom communities. â€¢ 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	Additional Parking, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad, Alley Access, 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, Vinyl Windows, Walk-In Closet(s), Master Downstairs
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Gas Dryer, Oven, Range
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Blower Fan
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Barbecue, BBQ gas line, Garden, Private Entrance, Private Yard, Fire Pit, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Many Trees, Private, Rectangular Lot, 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	39
Zoning	TN

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.