# \$1,900,000 - 317 15 Avenue Ne, Calgary

MLS® #A2175001

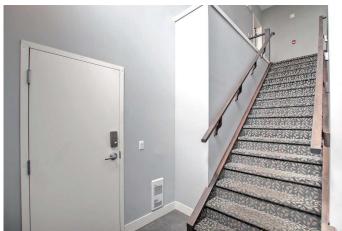
### \$1,900,000

9 Bedroom, 9.00 Bathroom, 5,172 sqft Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

This is a very rare opportunity to buy a home in the heart of the city with two legal suites and two fully developed bedrooms and a living room in the basement. The total living space is 6437.9 sq ft. The largest of the 2 story home is around 2100 sq ft which includes a gourmet kitchen, open living room and dinning room, three way fireplace and deck off of the dining room with a gas line for a barbecue, this unit also offers a huge primary bedroom with a fireplace, a 5pc ensuite and 2 other good sized bedrooms. The legal suite next door also offers a gourmet kitchen, open living room and dinning room, a three way fireplace and a deck off of the dining room with a gas line for the barbecue, this legal suite has a big primary bedroom with a 5pc ensuite and another master bedroom with a 4pc ensuite! The second legal suite is located on the main floor and it offers a gourmet kitchen, living area, and dinning area this legal suite comes with a good sized primary bedroom with a 4pc ensuite, another bedroom and a 4 pc washroom. This home also has three single attached garages (10x21 ft.) This building is located near downtown, it is close to schools, LRT, shopping centers, and other amenities!







Built in 2017

#### **Essential Information**

MLS® # A2175001 Price \$1,900,000 Bedrooms 9

Bathrooms 9.00

Full Baths 7

Half Baths 2

Square Footage 5,172

Acres 0.13

Year Built 2017

Type Residential

Sub-Type Detached

Style 3 Storey

Status Active

## **Community Information**

Address 317 15 Avenue Ne

Subdivision Crescent Heights

City Calgary

County Calgary

Province Alberta

Postal Code T2E 1H3

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, No

Animal Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)

Appliances Built-In Electric Range, Built-In Oven, Dishwasher, Electric Cooktop,

Electric Stove, Microwave Hood Fan, Range Hood, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line Lot Description Corner Lot

Roof Asphalt Shingle

Construction Aluminum Siding, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 24th, 2024

Days on Market 197

Zoning M-C1

## **Listing Details**

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.