# \$825,000 - 216 15 Avenue Nw, Calgary

MLS® #A2215530

## \$825,000

5 Bedroom, 2.00 Bathroom, 1,009 sqft Residential on 0.11 Acres

Crescent Heights, Calgary, Alberta

Prime Location Alert! Exceptional M-C2 zoned property in the heart of vibrant Crescent Heightsâ€"a must-see for buyers, investors, and developers! Unlock outstanding investment potential with strong cash-flow and exciting redevelopment opportunities. This well-maintained older bungalow, featuring a fully finished basement, offers a fantastic canvas for a high-value renovation project. Steps from top-rated restaurants, trendy shops, and excellent schools, plus just minutes to Downtown, SAIT, and lush parks. Enjoy seamless access with multiple public transit options. Builders/Developers, ask about potential land assembly with adjacent lot for larger development.

Built in 1920

#### **Essential Information**

MLS® # A2215530 Price \$825,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,009

Acres 0.11

Year Built 1920

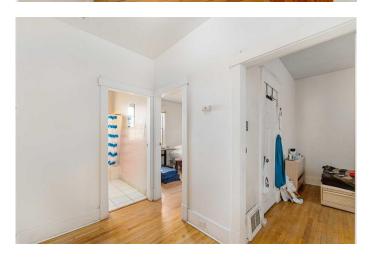
Type Residential

Sub-Type Detached

Style Bungalow







Status Active

# **Community Information**

Address 216 15 Avenue Nw Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2M 0G8

## **Amenities**

Parking Spaces 1

Parking Off Street

### Interior

Interior Features See Remarks

Appliances Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Level, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 28th, 2025

Days on Market 12

Zoning M-C2

# **Listing Details**

Listing Office Century 21 Bravo Realty

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