

# \$825,000 - 219 15 Avenue Ne, Calgary

MLS® #A2219820

**\$825,000**

3 Bedroom, 2.00 Bathroom, 954 sqft  
Residential on 0.14 Acres

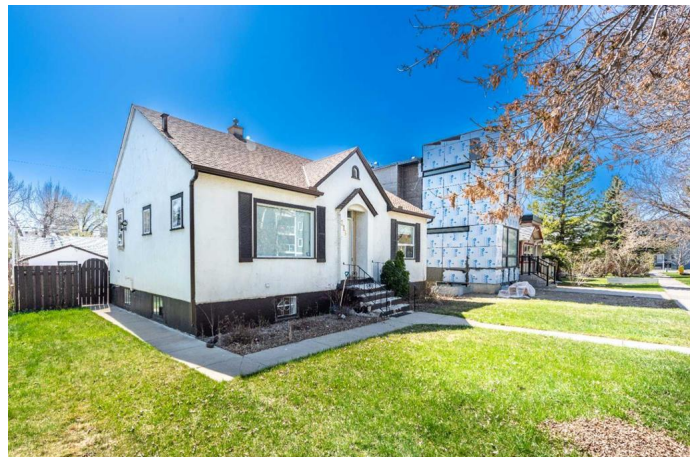
Crescent Heights, Calgary, Alberta

\*\*\*50ft X 120ft R-CG zoned lot suitable to build a 4plex\*\*\* Welcome to a Renovated Bungalow with Legal Suite in Prime Crescent Heights Location. Fully updated in 2022, this home effortlessly blends modern finishes with timeless character, making it an ideal choice for homeowners and investors alike. Located just minutes from downtown Calgary and SAIT, this property offers unmatched convenience with quick access to transit, schools, parks, and vibrant city life. Whether you're commuting, studying, or simply enjoying the urban lifestyle, this location has it all. The home features a legal basement suite, providing a fantastic opportunity for rental income or multigenerational living. With R-CG zoning, the property offers incredible potential for future development. Whether you're looking to live in, rent out, or hold for redevelopment, this property offers flexibility and long-term upside in a prime location. Don't miss this rare opportunity to own a move-in-ready home in one of Calgary's most desirable inner-city neighbourhoods. Ideal for investors, first-time buyers, or anyone looking for flexible living and income potential.

Built in 1944

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2219820  |
| Price  | \$825,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 954         |
| Acres          | 0.14        |
| Year Built     | 1944        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 219 15 Avenue Ne |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1H1          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3                                       |
| Parking        | Single Garage Detached, Permit Required |
| # of Garages   | 1                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters                                |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Lane, City Lot          |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 86            |
| Zoning         | R-CG          |

### **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.