\$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 160 Zoning R-CG

Listing Details

Listing Office Real Broker

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