

# \$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	123
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.