

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

MLS® #A2219820

**\$825,000**

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

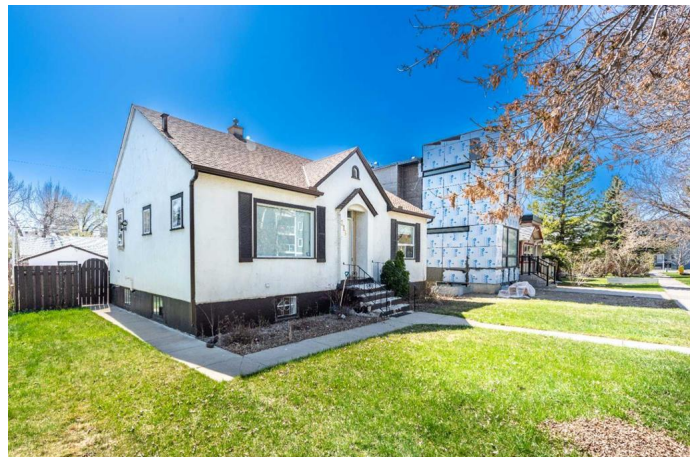
Crescent Heights, Calgary, Alberta

\*\*\*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	88
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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