

# \$199,900 - 101, 312 15 Avenue Ne, Calgary

MLS® #A2268448

**\$199,900**

2 Bedroom, 1.00 Bathroom, 721 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome home to this bright and beautifully updated 2-bedroom condo, perfectly positioned in Crescent Heights — one of Calgary's most desirable inner-city neighbourhoods. Blending comfort, function, and location, this home is ideal for first-time buyers, professionals, or investors seeking a turnkey property just minutes from downtown. Step inside to discover a sun-filled, open layout featuring large windows that flood the space with natural light, vinyl plank flooring throughout, and a welcoming living area perfect for relaxing or entertaining. The modern kitchen impresses with rich espresso cabinetry, sleek tile backsplash, stainless steel appliances, under-cabinet lighting, and generous counter space. A walk-in pantry with floor-to-ceiling shelving provides exceptional storage for all your kitchen essentials, while the adjoining dining area offers the perfect spot for casual meals or gatherings with friends. Both bedrooms are spacious and inviting, including a serene primary retreat with soft, neutral tones and a convenient nook for a work-from-home setup or make-up desk. The updated 4-piece bathroom features a new vanity, fresh flooring, and stylish shower tile surround. Thoughtful upgrades continue with in-suite laundry offering built-in shelves and a functional countertop workspace, plus a massive in-suite storage closet that's both practical and versatile. Set within a secure, well-managed building with affordable condo fees, this home is located on a tree-lined street



steps from transit, shopping, and caf  s. You  ll love being within close proximity to Bow River pathways, Bridgeland, and Calgary  s downtown core. Enjoy the perfect blend of urban convenience and neighbourhood charm    all at an unbeatable price point. This is the turnkey inner-city condo you  ve been waiting for!

Built in 1963

### Essential Information

MLS�� #	A2268448
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	721
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 312 15 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H2

### Amenities

Amenities	Trash, Laundry, Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features Laminate Counters, Pantry, S  
Appliances Dishwasher, Electric Rang  
Coverings, European Washe  
Heating Baseboard, Hot Water  
Cooling None  
# of Stories 3

### Exterior

Exterior Features Lighting  
Construction Brick, Stucco

### Additional Information

Date Listed November 3rd, 2025  
Days on Market 2  
Zoning M-X2

### Listing Details

Listing Office RE/MAX First

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