

\$589,900 - 1, 311 15 Avenue Ne, Calgary

MLS® #A2255028

\$589,900

3 Bedroom, 4.00 Bathroom, 1,236 sqft
Single Family on 0.00 Acres

Crescent Heights, Calgary, Alberta

****Open House - Saturday October 18, 12:00 pm - 2:00 pm**** Welcome to this beautifully maintained 3 bedroom, 3.5 bathroom former showhome in the highly sought-after community of Crescent Heights—just minutes from downtown Calgary and with quick access to major thoroughfares like Centre Street, Edmonton Trail, and 16th Avenue. Step through your private entrance to a charming side porch—an ideal place to unwind and enjoy the vibrant neighborhood surrounding. Inside, the main floor boasts a bright, open-concept layout featuring 9 ft ceilings, rich hardwood flooring, and a cozy corner fireplace. The spacious living room flows seamlessly into a dedicated dining area, ideal for hosting family and friends. The modern kitchen is a chef's dream with granite countertops, a breakfast bar, stainless steel appliances, under-cabinet lighting, and plenty of cabinet space. A convenient half bath completes the main level. Upstairs, a large skylight fills the landing with natural light. The primary bedroom includes a private spa like 3-piece ensuite, granite counters and heated floors. Two additional bedrooms offer flexibility for family, guests, or a home office. The shared 4-piece bathroom with granite counters includes a linen closet for added storage and convenience. The fully finished basement features a bright recreation room with large windows, perfect as a second living space, games room, home office, or play area. You'll also find another 4-piece bathroom



and a separate laundry area. Additional highlights include a detached garage with one parking stall (shared garage), low-maintenance living, and convenient street parking for guests. Located in a prime inner-city neighborhood, youâ€™re just minutes from schools, parks, trendy eateries, and downtown Calgary. Don't miss this incredible opportunityâ€”book your private showing today! (id:6289)

Built in 2011

Essential Information

Listing #	A2255028
Price	\$589,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1, 311 15 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E1H3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, Level
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX iRealty Innovations



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