# \$1,900,000 - 317 15 Avenue Ne, Calgary

MLS® #A2175001

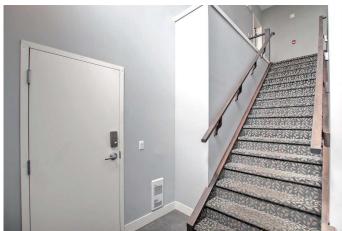
### \$1,900,000

9 Bedroom, 9.00 Bathroom, 5,172 sqft Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

This is a very rare opportunity to buy a home in the heart of the city with two legal suites and two fully developed bedrooms and a living room in the basement. The total living space is 6437.9 sq ft. The largest of the 2 story home is around 2100 sq ft which includes a gourmet kitchen, open living room and dinning room, three way fireplace and deck off of the dining room with a gas line for a barbecue, this unit also offers a huge primary bedroom with a fireplace, a 5pc ensuite and 2 other good sized bedrooms. The legal suite next door also offers a gourmet kitchen, open living room and dinning room, a three way fireplace and a deck off of the dining room with a gas line for the barbecue, this legal suite has a big primary bedroom with a 5pc ensuite and another master bedroom with a 4pc ensuite! The second legal suite is located on the main floor and it offers a gourmet kitchen, living area, and dinning area this legal suite comes with a good sized primary bedroom with a 4pc ensuite, another bedroom and a 4 pc washroom. This home also has three single attached garages (10x21 ft.) This building is located near downtown, it is close to schools, LRT, shopping centers, and other amenities!







Built in 2017

#### **Essential Information**

MLS® # A2175001 Price \$1,900,000 Bedrooms 9

Bathrooms 9.00

Full Baths 7

Half Baths 2

Square Footage 5,172

Acres 0.13

Year Built 2017

Type Residential

Sub-Type Detached

Style 3 Storey

Status Active

## **Community Information**

Address 317 15 Avenue Ne

Subdivision Crescent Heights

City Calgary

County Calgary

Province Alberta

Postal Code T2E 1H3

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, No

Animal Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)

Appliances Built-In Electric Range, Built-In Oven, Dishwasher, Electric Cooktop,

Electric Stove, Microwave Hood Fan, Range Hood, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line Lot Description Corner Lot

Roof Asphalt Shingle

Construction Aluminum Siding, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 24th, 2024

Days on Market 196

Zoning M-C1

## **Listing Details**

Listing Office URBAN-REALTY.ca

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