

\$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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