

# \$775,000 - 216 15 Avenue Nw, Calgary

MLS® #A2215530

## \$775,000

5 Bedroom, 2.00 Bathroom, 1,009 sqft  
Residential on 0.11 Acres

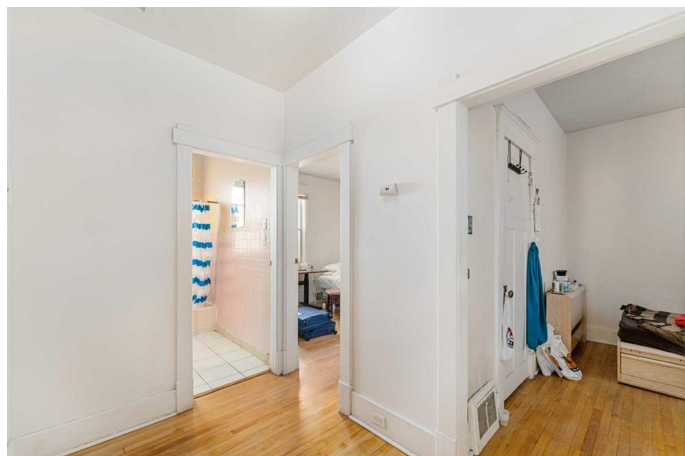
Crescent Heights, Calgary, Alberta

Prime Location Alert! Exceptional M-C2 zoned property in the heart of vibrant Crescent Heights—a must-see for buyers, investors, and developers! Unlock outstanding investment potential with strong cash-flow and exciting redevelopment opportunities. This well-maintained older bungalow, featuring a fully finished basement, offers a fantastic canvas for a high-value renovation project. Steps from top-rated restaurants, trendy shops, and excellent schools, plus just minutes to Downtown, SAIT, and lush parks. Enjoy seamless access with multiple public transit options. Builders/Developers: Next door 218 15 Ave NW(A2255962) also for sale for land assembly total 9,428 SF M-C1 land use.

Built in 1920

### Essential Information

MLS® #	A2215530
Price	\$775,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.11
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

### **Community Information**

Address 216 15 Avenue Nw  
Subdivision Crescent Heights  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M 0G8

### **Amenities**

Parking Spaces 1  
Parking Off Street

### **Interior**

Interior Features See Remarks  
Appliances Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full

### **Exterior**

Exterior Features None  
Lot Description Level, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 28th, 2025  
Days on Market 192  
Zoning M-C2

### **Listing Details**

Listing Office Century 21 Bravo Realty

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