

# \$799,000 - 216 15 Avenue Nw, Calgary

MLS® #A2215530

**\$799,000**

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, ask about potential land assembly with adjacent lot for larger development.

Built in 1920

## Essential Information

MLS® #	A2215530
Price	\$799,000
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
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### 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	Finished, Full

### Exterior

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

### Additional Information

Date Listed	April 28th, 2025
Days on Market	117
Zoning	M-C2

### Listing Details

Listing Office	Century 21 Bravo Realty
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