

# \$915,000 - 232 15 Avenue Nw, Calgary

MLS® #A2249100

**\$915,000**

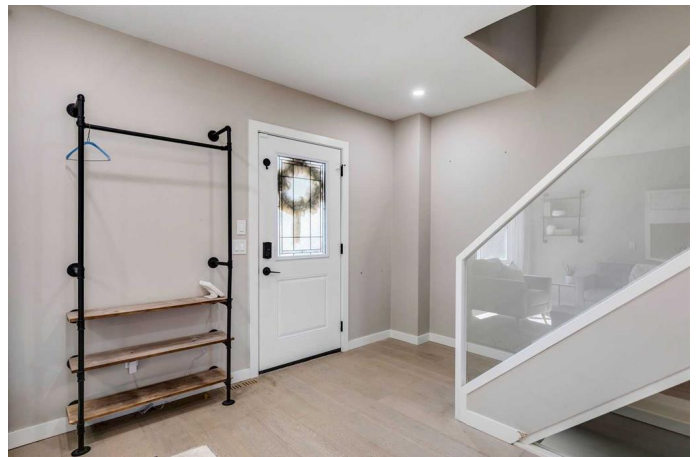
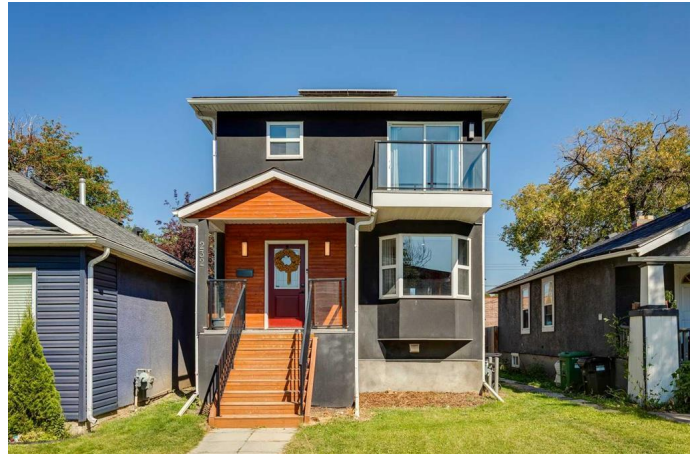
4 Bedroom, 4.00 Bathroom, 1,414 sqft

Residential on 0.08 Acres

Crescent Heights, Calgary, Alberta

## PREMIUM LOCATION, MOVE-IN READY:

Exceptional for single families or real estate investors looking to bolster their portfolio with a downtown rental property, nowâ€™s your opportunity to own a detached home in the vibrant community of Crescent Heights! Step into more than 1400sqft of modern aesthetic living space complete with hardwood floors, 4 bedrooms (w/ built in closets, dressers, and drawers), 3.5 bathrooms, 2 entertainment/living spaces, stainless steel appliances, quartz kitchen countertops, a carpeted finished basement w/ dry bar, and numerous upgrades built in for your, or your future tenants, convenience. Newly installed air conditioning, attic insulation, water softener, and sump pump ensure comfort and peace of mind. Mitigate expensive costs-of-living by taking advantage of recently placed solar panels, saving THOUSANDS of dollars on energy bills for years to come! Moments away from the picturesque Crescent Heights cliffs that overlook the city, this location has access to everything you need within arms reach, including: daycares, elementary schools, highschoools, SAIT, groceries, restaurants, veterinarians, dog parks, green spaces, tennis courts, curling club(s), community gardens, the list goes on! Within walking distance from bus routes, bike lanes, as well as sporting a detached garage, everywhere is 15-30 minutes away when travelling straight from the heart of the city. Forget the uncertainties of investing in a long term home flipping project.



Settle into an energy efficient property right in the middle of one of Calgary’s most sought after family-friendly communities tomorrow!

Built in 1920

**Essential Information**

MLS® #	A2249100
Price	\$915,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.08
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	232 15 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0G8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Permit Required
# of Garages	1

**Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Gas Range, Tankless Water Heater, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Other
Lot Description	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Days on Market	5
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX Realty Professionals
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