

# \$589,900 - 1, 311 15 Avenue Ne, Calgary

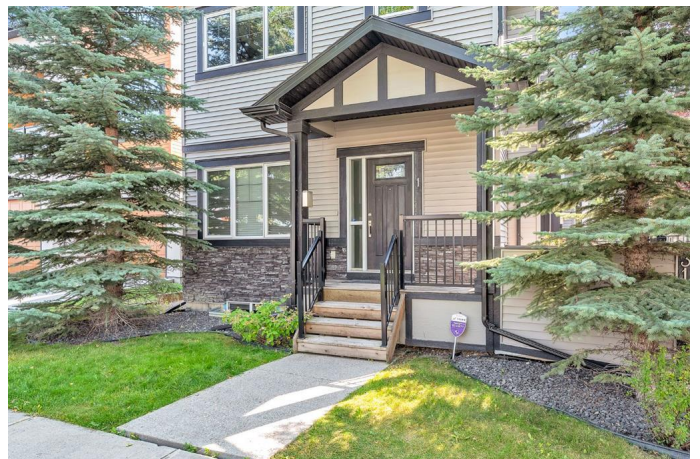
MLS® #A2255028

**\$589,900**

3 Bedroom, 4.00 Bathroom, 1,236 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome to this beautifully maintained 3 bedroom, 3.5 bathroom former showhome in the highly sought-after community of Crescent Heights—just minutes from downtown Calgary and with quick access to major thoroughfares like Centre Street, Edmonton Trail, and 16th Avenue. Step through your private entrance to a charming side porch—an ideal place to unwind and enjoy the vibrant neighborhood surrounding. Inside, the main floor boasts a bright, open-concept layout featuring 9 ft ceilings, rich hardwood flooring, and a cozy corner fireplace. The spacious living room flows seamlessly into a dedicated dining area, ideal for hosting family and friends. The modern kitchen is a chef's dream with granite countertops, a breakfast bar, stainless steel appliances, under-cabinet lighting, and plenty of cabinet space. A convenient half bath completes the main level. Upstairs, a large skylight fills the landing with natural light. The primary bedroom includes a private spa like 3-piece ensuite, granite counters and heated floors. Two additional bedrooms offer flexibility for family, guests, or a home office. The shared 4-piece bathroom with granite counters includes a linen closet for added storage and convenience. The fully finished basement features a bright recreation room with large windows, perfect as a second living space, games room, home office, or play area. You'll also find another 4-piece bathroom and a separate laundry area. Additional



highlights include a detached garage with one parking stall (shared garage), low-maintenance living, and convenient street parking for guests. Located in a prime inner-city neighborhood, youâ€™re just minutes from schools, parks, trendy eateries, and downtown Calgary. Don't miss this incredible opportunityâ€”book your private showing today!

Built in 2011

**Essential Information**

MLS® #	A2255028
Price	\$589,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1, 311 15 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H3

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Alley Access, Insulated, Single Garage Detached, Garage Faces Rear

# of Garages 1

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Garburator

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 16th, 2025

Zoning M-CG d72

## Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.