

**539 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2228730**



**\$864,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 921 sq.ft.             | <b>Age:</b>   | 1952 (73 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot             |               |                   |

|                    |                           |                   |     |
|--------------------|---------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Vinyl           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco                    | <b>Zoning:</b>    | RCG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Smoking Home           |                   |     |

**Inclusions:** N/A

Located on a Corner Lot! This radiant bungalow home offers a modern bright kitchen, dining room with 2 large windows, generous sized living room, hardwood flooring, two bedrooms on the main floor and a 4pc bath. The fully developed bright & spacious basement includes a kitchen area, huge living/family room, 1 large bedroom, 3 piece bath, a flex room with cabinets, counter area w/a double sink, a convenient washer & dryer area, and storage area. Steps away from a new grocery store, centrally located close to everything, including airport & downtown. Major bus lines close by. Recreation centre close by, swimming pool, skating rink, schools. Corner lot, with 2 lots!! (Developers dream along those lines)