

232 15 Avenue NW
Calgary, Alberta

MLS # A2249100



\$915,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,414 sq.ft.	Age:	1920 (105 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Permit		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar		
Inclusions:	N/A		

This totally renovated 1414 Sq.Ft. Two Storey Home is situated on a quiet street in the sought after community of Crescent Heights. This 3+1 bedroom home is completely developed. The main floor features an open floor plan from the Living Room to the Kitchen. The kitchen features stainless steel appliances, quartz countertops, large island and sliding doors to the backyard deck. The Primary Bedroom has a 4 piece ensuite and walk-in closet. The second bedroom has a south-facing balcony. The basement development includes a large recreation room with a wet bar, a 4-piece bathroom, laundry room, bedroom and utility room. The double car garage has an EV charging station and the two-tiered deck is ready for outdoor entertaining. Additional upgrades include Central Air Conditioning, Solar Panels, Water Softener, Sump Pump and upgraded insulation in the attic. Close to shopping, schools, and transportation. Vacant and ready for immediate occupancy.