

# \$998,000 - 218 15 Avenue Nw, Calgary

MLS® #A2255962

**\$998,000**

4 Bedroom, 4.00 Bathroom, 1,945 sqft

Residential on 0.10 Acres

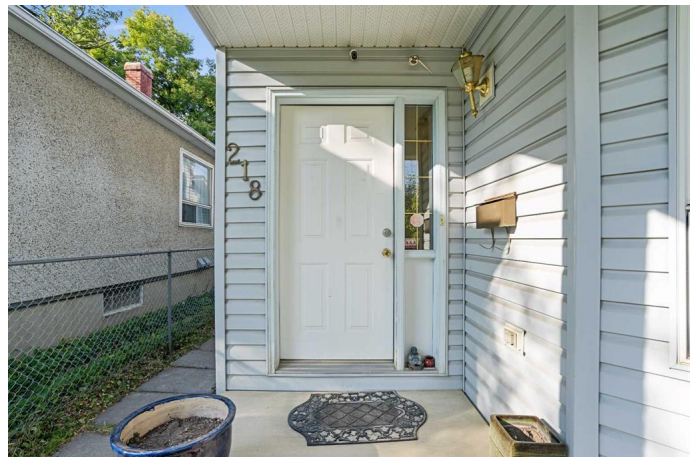
Crescent Heights, Calgary, Alberta

Rare 2-Storey 1995 built original owner home in one of the best community in Crescent Heights. Functional and bright floor plan with solid hardwood and tile floors. Granite kitchen counter tops. Spacious Family and Living room, formal dining. Upstairs offers a large primary bedroom with 4-pc ensuite. Lower level is fully finished with a huge recreation room, bedroom and 4-pc full bath. Gardeners dream backyard with mature trees, plants and fruit trees! Large 22x22 double detached garage. Highly desirable designated schools (Crescent Heights & Rosedale School) Centrally located, just minutes walk to shopping, restaurants and transit. Minutes to Downtown! Easy access to everywhere on 16 Ave(HWY 1) and Centre ST. Excellent future redevelopment potential with M-C1 zoning. Also great property for AirBNB! This will sell quick. Don't delay. Note: Land Assembly opportunity, next door 216 15 Ave NW(A2215530) also for sale for a combined 9,428 SF M-C1 lot.

Built in 1995

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2255962  |
| Price      | \$998,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,945       |
| Acres          | 0.10        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 218 15 Avenue Nw |
| Community   | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0G8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Granite Counters                                                         |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Fruit Trees/Shrub(s), Level, Rectangular Lot |
| Roof              | Asphalt                                      |
| Construction      | Wood Frame                                   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 10th, 2025  
Days on Market                47  
Zoning                              M-C2

**Listing Details**

Listing Office                    Century 21 Bravo Realty

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