

# \$1,900,000 - 317 15 Avenue Ne, Calgary

MLS® #A2175001

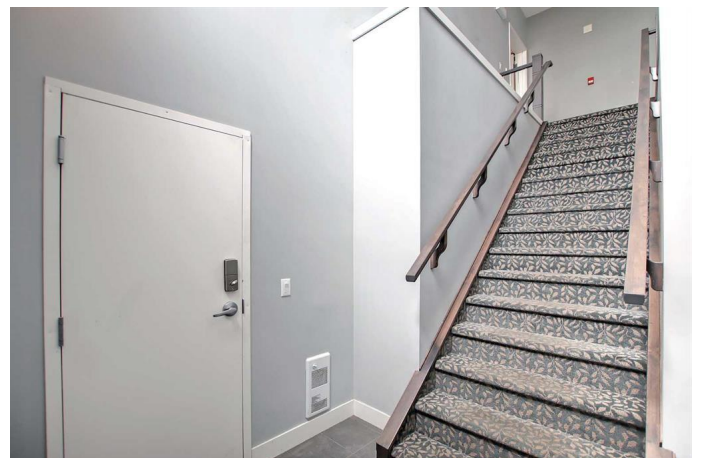
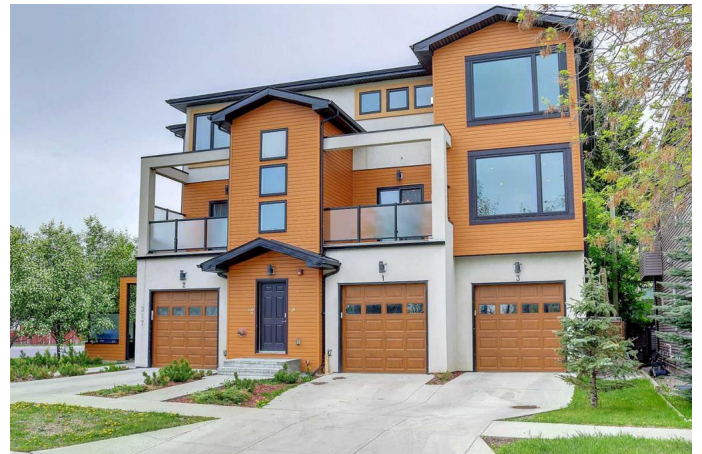
**\$1,900,000**

9 Bedroom, 9.00 Bathroom, 5,172 sqft

Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

This is a very rare opportunity to buy a home in the heart of the city with two legal suites and two fully developed bedrooms and a living room in the basement. The total living space is 6437.9 sq ft. The largest of the 2 story home is around 2100 sq ft which includes a gourmet kitchen, open living room and dining room, three way fireplace and deck off of the dining room with a gas line for a barbecue, this unit also offers a huge primary bedroom with a fireplace, a 5pc ensuite and 2 other good sized bedrooms. The legal suite next door also offers a gourmet kitchen, open living room and dining room, a three way fireplace and a deck off of the dining room with a gas line for the barbecue, this legal suite has a big primary bedroom with a 5pc ensuite and another master bedroom with a 4pc ensuite! The second legal suite is located on the main floor and it offers a gourmet kitchen, living area, and dining area this legal suite comes with a good sized primary bedroom with a 4pc ensuite, another bedroom and a 4 pc washroom. This home also has three single attached garages (10x21 ft.) This building is located near downtown, it is close to schools, LRT, shopping centers, and other amenities!



Built in 2017

## Essential Information

MLS® #                   A2175001

Price                     \$1,900,000

Bedrooms	9
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,172
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	317 15 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H3

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Microwave Hood Fan, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 24th, 2024
Days on Market	165
Zoning	M-C1

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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