

# **\$824,900 - 212 15 Avenue Nw, Calgary**

---

MLS® #A2145622

## **\$824,900**

3 Bedroom, 4.00 Bathroom, 1,843 sqft

Residential on 0.08 Acres

Crescent Heights, Calgary, Alberta

Welcome to this bright and spacious 1843sqft 2 story home in highly sought after Crescent Heights. This beautifully updated home offers 3 bedrooms up and 1 down (non-egress), 3.5 baths, fully developed basement and a double detached garage. The open concept main floor features hardwood flooring throughout and plenty of large windows for added natural light. The kitchen was completely renovated in 2013 and features an abundance of white full height cabinets, a huge island with seating for 8, granite countertops and stainless appliances. The extra touches have not been overlooked, there are 2 pantries including a tall storage closet for broom/mop/vacuum, under cabinet window and undercabinet lighting. The inviting kitchen nook, oversized dining room and large living area with cozy gas fireplace makes relaxing and entertaining a breeze. A convenient 2 pc bathroom and a side entry/mud room complete the main level. The hardwood floors continue upstairs where you will find the primary bedroom with vaulted ceilings, large walk in closet and 5pc ensuite bathroom with large soaker tub. Two additional good sized bedrooms, one with great views of downtown, and an updated 4 pc bathroom complete the space. The basement is fully developed with nice high ceilings making it a great space for a family room/games room or home gym. There is an additional bedroom/office space and another updated 3 pc bathroom with a huge walk in shower. Enjoy relaxing in the sun on the south



facing front porch overlooking the low maintenance garden with lovely perennials. The back deck with zen garden is the perfect spot to wind down. Nice quiet location on a tree lined street. Walk to shopping, restaurants, transit, Crescent Heights High School, Stronghold Climbing Center, Community Center, North Hill Curling Club and Crescent Heights Park with tennis courts, playground and sports fields. Quick commute to downtown and easy access to major roadways makes getting around the city and out to the mountains a breeze. Be sure to view the virtual tour. Don't miss out, call today to view.

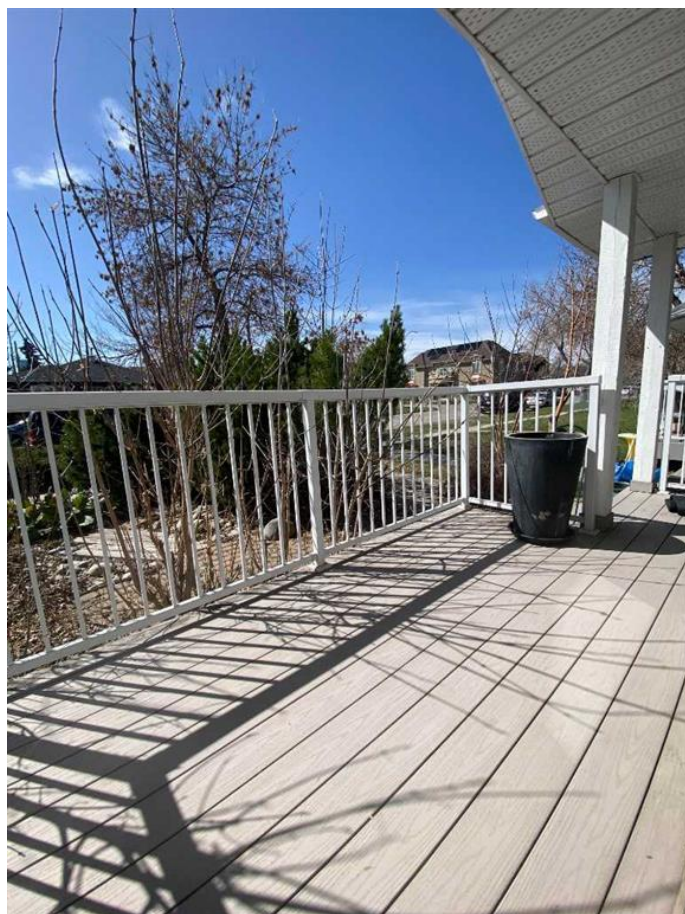
Built in 1994

### Essential Information

MLS® #	A2145622
Price	\$824,900
Sold Price	\$815,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,843
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	212 15 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta



Postal Code T2M 0G8

## Amenities

Parking Spaces 2

Parking Double Garage Detached

## Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Family Room, Gas, Mantle

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Lighting

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, No Neighbours Behind, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed June 29th, 2024

Date Sold October 7th, 2024

Days on Market 100

Zoning M-C2

HOA Fees 0.00

## Listing Details

Listing Office Real Estate Professionals Inc.

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

