

\$565,000 - 3, 311 15 Avenue Ne, Calgary

MLS® #A2177329

\$565,000

3 Bedroom, 4.00 Bathroom, 1,259 sqft
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

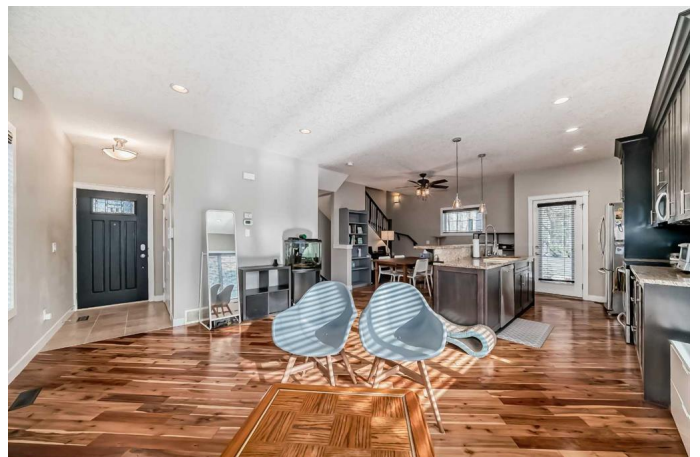
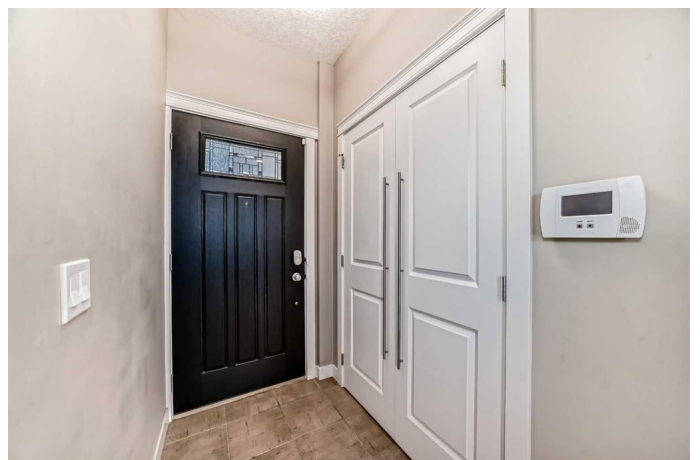
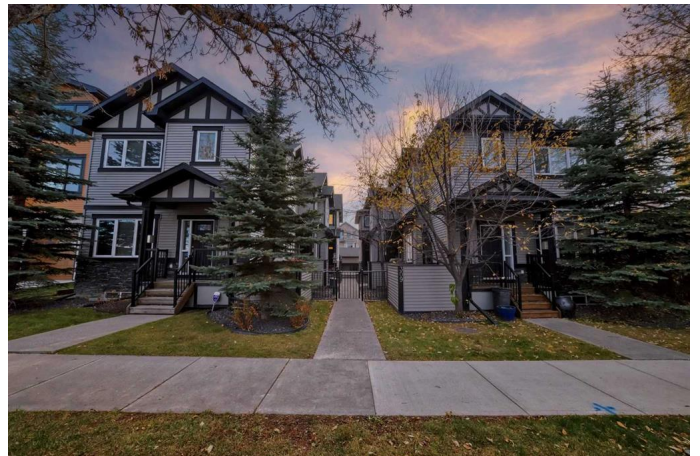
Nestled in the heart of Calgary's desirable Crescent Heights neighbourhood, this sophisticated 3-bedroom, 3.5-bathroom townhouse at #3 311 15th Ave NE offers an unparalleled blend of style, space, and convenience.

Step inside and be greeted by an expansive open-concept main floor, where a chef-inspired kitchen takes center stage. Gleaming granite countertops, stainless steel appliances, and a generously sized island create a culinary haven perfect for both everyday meals and lavish entertaining. Rich hardwood floors laid in a timeless diagonal pattern add warmth and elegance to the space.

The inviting living room is bathed in natural light and anchored by a stunning white stone fireplace, creating an ambiance of relaxed sophistication. Imagine cozy evenings by the fire or hosting gatherings with friends and family in this effortlessly chic space.

Ascend to the upper level, where three generously proportioned bedrooms await. The primary suite is a true retreat, boasting a luxurious ensuite bathroom with granite countertops and a spa-like walk-in shower. Two additional bedrooms, ideal for family or guests, share a well-appointed 4-piece bathroom.

The fully finished basement offers endless possibilities. Create a recreation room for casual entertainment, a home office for focused productivity, or a dedicated home



theatre for cinematic enjoyment. A full 4-piece bathroom adds convenience and functionality to this versatile space.

Storage needs are effortlessly met with a dedicated utility/storage room, ensuring ample space for seasonal items and more. A single detached garage accessed from your private back porch provides secure parking and additional storage options.

This meticulously maintained townhouse complex offers a carefree lifestyle, allowing you to enjoy the best of urban living without the hassle of exterior maintenance. Don't miss this opportunity to own a piece of Crescent Heights. Contact your Realtor® today to schedule a private viewing and experience the allure of this exceptional property firsthand.

Built in 2011

Essential Information

MLS® #	A2177329
Price	\$565,000
Sold Price	\$569,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3, 311 15 Avenue Ne
Subdivision	Crescent Heights
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 1H3

Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 20th, 2024
Days on Market	13
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Power Properties
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