

# \$1,949,900 - 317 15 Avenue Ne, Calgary

MLS® #A2175001

**\$1,949,900**

9 Bedroom, 9.00 Bathroom, 5,172 sqft

Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

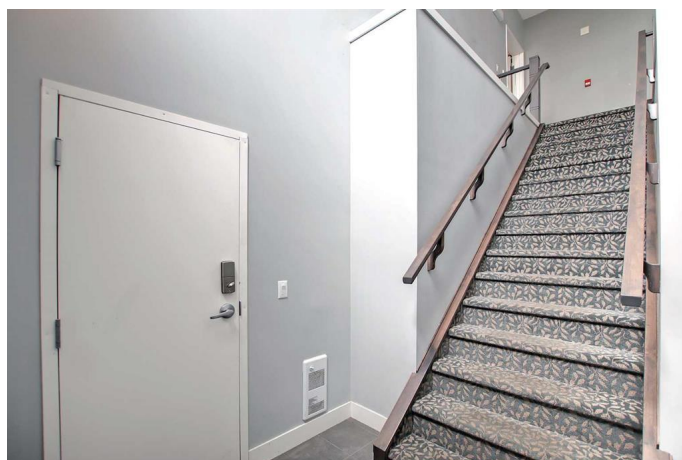
This is a very rare opportunity to buy a home in the heart of the city with two legal suites and two fully developed bedrooms and a living room in the basement. The total living space is 6437.9 sq ft. The largest of the 2 story home is around 2100 sq ft which includes a gourmet kitchen, open living room 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                     \$1,949,900



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, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
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	139
Zoning	M-C1

### **Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.