



GRASSROOTS
REALTY GROUP

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216 15 Avenue NW
Calgary, Alberta

MLS # A2283011



\$699,800

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1920 (106 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 Stoves, 2 fridges, 2 hood fans, 2 microwaves

Prime Location Alert! Exceptional M-C2 zoned property in the heart of vibrant Crescent Heights—a must-see for buyers, investors, and developers! Unlock outstanding investment potential with strong cash-flow and exciting redevelopment opportunities. This well-maintained older bungalow, featuring a fully finished basement, offers a fantastic canvas for a high-value renovation project. Steps from top-rated restaurants, trendy shops, and excellent schools, plus just minutes to Downtown, SAIT, and lush parks. Enjoy seamless access with multiple public transit options. Builders/Developers: Next door 218 15 Ave NW also for sale for land assembly total 9,428 SF M-C1 land use.