



2, 309 15 Avenue NE  
Calgary, Alberta

MLS # A2307511



**\$575,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** n/a

3 BEDS / 3.5 BATHS / UPGRADES / FINISHED BASEMENT / GARAGE - With more than 1,650 sqft of developed space, this Crescent Heights townhome offers quality finishes, thoughtful upgrades, and an unbeatable inner-city location. The main floor features 9ft ceilings, African Oak hardwood floors, and a stone gas fireplace. The kitchen has full-height espresso cabinetry, cream granite counters, pot drawers, a walk-in corner pantry, a breakfast bar island, and updated stainless steel appliances (2020-2023). Recessed lighting, dimmer switches, and cellular blinds are found throughout. Upstairs, a skylight adds extra natural light, and all the doors are solid core. The primary bedroom has double closets and an ensuite with double sinks, granite counters and a walk-in shower. The second and third bedrooms share a 4-pc bathroom with granite counters and a soaker tub. Both bathrooms also have heated floors! The fully developed basement adds a large family room, a full bathroom (also with a heated floor), and a flex space for a home office, gym, or guest room. Upgraded foil bubble insulation under the basement carpet keeps things warmer. The laundry area includes a sink, extra cabinetry, and a new washer & dryer (2025). Storage is plentiful under the stairs and in the utility room. Relax on the cozy deck, ready for BBQ season. And enjoy parking your car in the detached garage. Crescent Heights puts you steps from coffee shops, restaurants, and groceries along Centre St and 16th Ave NW. Rotary Park, the Bow River Pathway, and Crescent Heights High School are all nearby. Downtown is a short drive, with quick access to Deerfoot Tr and Memorial Dr. This home has been lovingly cared for and it shows. Is this the one for you? Book your showing today!