



GRASSROOTS
REALTY GROUP

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205 15 Avenue NE
Calgary, Alberta

MLS # A2338344



\$678,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Second Refrigerator, Second Electric Stove.

LEGAL SECONDARY SUITE | BUILT IN 1987 | RECENT UPDATES | DETACHED HOME IN PRIME CRESCENT HEIGHTS LOCATION!
Rare opportunity to own an updated inner-city home with a LEGAL 1-bedroom secondary SUITE and SEPARATE ENTRANCE, ideal for rental income, a mortgage helper, or multi-generational living. Built in 1987, this home is newer than many homes in the surrounding inner-city communities and has seen numerous updates, including the LEGAL SUITE (2019), ROOF (2022), BATHROOMS (2025), QUARTZ COUNTERTOPS (2023), APPLIANCES (2021), BASEMENT FLOORING (2025), PAINT FULLY FENCED front and back yards, downstairs kitchen in the basement suite, and exterior stonework. The location cannot be beat. Minutes from downtown Calgary, Bridgeland, Chinatown, SAIT, the Bow River pathway system, parks, restaurants, caf  s, shopping, and major commuter routes. A rare opportunity to own an updated property with income potential in one of Calgary's most desirable inner-city communities.