



GRASSROOTS
REALTY GROUP

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3, 309 15 Avenue NE
Calgary, Alberta

MLS # A2339788



\$550,000

Division:	Crescent Heights		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, T		

Heating:	Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Wired for Sound

Inclusions: pantry (white kitchen cabinet), shoe cabinet in primary bedroom

WELL-MAINTAINED END UNIT | LOTS OF LIGHT | FINISHED BASEMENT | GARAGE | Step inside and the first thing you'll notice is the light. This end-unit townhome catches sun from three directions, spilling across diagonal hardwood floors and 9-ft ceilings that make the space feel bright and airy. The kitchen is built for function and storage: espresso cabinets stacked to the ceiling, under-cabinet lighting, granite counters, stainless appliances, and an island big enough for four stools and hidden storage. Just off the kitchen, the dining space flows into a living room warmed by a corner gas fireplace with a natural stone surround - the kind of room that gets used every day, not just for company. Head upstairs and the primary bedroom fits a king bed, lit by south and west-facing windows. The ensuite brings granite counters and a walk-in tiled shower, with a custom-organized closet to keep things tidy. Two more bedrooms share a fully tiled bathroom right beside. Downstairs, the basement showcases a family room, a flexible space for a home office or gym, and two south-facing windows that keep it from feeling like a basement at all. A bathroom is already plumbed and framed, so finishing it is easy. Add in laundry, storage, a back deck with a gas line, and a single garage, and there's not much left to ask for. Crescent Heights sits just north of downtown with tree-lined streets. Edmonton Tr and Centre St are filled with local shops, cafes, and restaurants. Rotary Park offers sweeping views of the downtown skyline, an off-leash dog park, tennis courts, a lawn bowling club, a kids' water spray park, and picnic areas. McHugh Bluff adds even more panoramic views and walking paths, just a short stroll from the river pathways that run along the Bow River. The Bridgeland C-Train is close by, and quick access to 16th Ave NE, Deerfoot Tr, and Memorial Dr means the rest of the city

is close too.