\$879,900 - 201 15 Avenue Ne, Calgary

MLS® #A2209541

\$879,900

4 Bedroom, 3.00 Bathroom, 1,233 sqft Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

Prime Inner-City Opportunity in CRESCENT
HEIGHTS | 50' x 120' Corner Lot |
Exceptional Redevelopment Potential |
BASEMENT ILLEGAL SUITE WITH
SEPERATE ENTRANCE | SINGLE GARAGE |

Located in the highly sought-after community of Renfrew, this expansive 5,995 sq. ft. corner lot offers an incredible opportunity for investors, builders, or developers. Zoned R-CG and featuring convenient back alley access, the property sits on a quiet, tree-lined residential streetâ€"perfectly positioned for future redevelopment.

The existing 4-bedroom bungalow, basement illegal suite with separate entrance, originally built in 1944, has been lovingly maintained by its current owner and still showcases charming character details from its early days. Whether you're planning an immediate build or looking to hold, this property presents multiple possibilities. Rent out the home while you finalize plans and permits, or enjoy the space as-is and watch your investment grow.

With its unbeatable location in one of Calgary's most desirable inner-city neighbourhoods and its generous lot size, this property is truly a rare find.

Don't miss this outstanding opportunity to secure a premium corner lot in Crescent Heightsâ€"opportunities like this don't







Built in 1944

Year Built

Essential Information

MLS® # A2209541 Price \$879,900

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,233 Acres 0.14

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 201 15 Avenue Ne Subdivision Crescent Heights

1944

City Calgary
County Calgary
Province Alberta
Postal Code T2E 1H1

Amenities

Parking Spaces 3

Parking Off Street, Parking Pad, Single Garage Detached, Rear Drive

of Garages 1

Interior

Interior Features No Smoking Home, Open Floorplan, Separate Entrance, Storage

Appliances Dryer, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Balcony, Private Entrance, Private Yard, Storage

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance

Landscape, Private, Rectangular Lot, Open Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 10th, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office eXp Realty

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