



**GRASSROOTS**  
REALTY GROUP

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219 15 Avenue NE  
Calgary, Alberta

MLS # A2219820



**\$825,000**

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	954 sq.ft.	Age:	1944 (81 yrs old)
Beds:	3	Baths:	2
Garage:	Permit Required, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Concrete, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

\*\*\*50ft X 120ft R-CG zoned lot suitable to build a 4plex\*\*\* Welcome to a Renovated Bungalow with Legal Suite in Prime Crescent Heights Location. Fully updated in 2022, this home effortlessly blends modern finishes with timeless character, making it an ideal choice for homeowners and investors alike. Located just minutes from downtown Calgary and SAIT, this property offers unmatched convenience with quick access to transit, schools, parks, and vibrant city life. Whether you're commuting, studying, or simply enjoying the urban lifestyle, this location has it all. The home features a legal basement suite, providing a fantastic opportunity for rental income or multigenerational living. With R-CG zoning, the property offers incredible potential for future development. Whether you're looking to live in, rent out, or hold for redevelopment, this property offers flexibility and long-term upside in a prime location. Don't miss this rare opportunity to own a move-in-ready home in one of Calgary's most desirable inner-city neighbourhoods. Ideal for investors, first-time buyers, or anyone looking for flexible living and income potential.