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## 1, 311 15 Avenue NE Calgary, Alberta

MLS # A2255028



\$579,900

Division: Crescent Heights Residential/Triplex Type: Style: 2 Storey Size: 1,236 sq.ft. Age: 2011 (14 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Alley Access, Garage Faces Rear, Insulated, Single Garage Detached Lot Size: Lot Feat: Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig

**Heating:** Water: Fireplace(s), Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: \$ 300 Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stone, Vinyl Siding, Wood Frame M-CG d72 Foundation: **Poured Concrete Utilities:** Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, Open Floorplan, Skylight(s)

Inclusions: TV Wall Mount, Wine Rack

Welcome to this beautifully maintained 3 bedroom, 3.5 bathroom former showhome in the highly sought-after community of Crescent Heights— just minutes from downtown Calgary and with quick access to major thoroughfares like Centre Street, Edmonton Trail, and 16th Avenue. Step through your private entrance to a charming side porch— an ideal place to unwind and enjoy the vibrant neighborhood surrounding. Inside, the main floor boasts a bright, open-concept layout featuring 9 ft ceilings, rich hardwood flooring, and a cozy corner fireplace. The spacious living room flows seamlessly into a dedicated dining area, ideal for hosting family and friends. The modern kitchen is a chef's dream with granite countertops, a breakfast bar, stainless steel appliances, under-cabinet lighting, and plenty of cabinet space. A convenient half bath completes the main level. Upstairs, a large skylight fills the landing with natural light. The primary bedroom includes a private spa like 3-piece ensuite, granite counters and heated floors. Two additional bedrooms offer flexibility for family, guests, or a home office. The shared 4-piece bathroom with granite counters includes a linen closet for added storage and convenience. The fully finished basement features a bright recreation room with large windows, perfect as a second living space, games room, home office, or play area. You'Il also find another 4-piece bathroom and a separate laundry area. Additional highlights include a detached garage with one parking stall (shared garage), low-maintenance living, and convenient street parking for guests. Located in a prime inner-city neighborhood, you're just minutes from schools, parks, trendy eateries, and downtown Calgary. Don't miss this incredible opportunity—book your private showing today!