



**GRASSROOTS**  
REALTY GROUP

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**218 15 Avenue NW**  
**Calgary, Alberta**

**MLS # A2255962**



**\$998,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Level, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Chandelier, Granite Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** N/A

Rare 2-Storey 1995 built original owner home in one of the best community in Crescent Heights. Functional and bright floor plan with solid hardwood and tile floors. Granite kitchen counter tops. Spacious Family and Living room, formal dining. Upstairs offers a large primary bedroom with 4-pc ensuite. Lower level is fully finished with a huge recreation room, bedroom and 4-pc full bath. Gardeners dream backyard with mature trees, plants and fruit trees! Large 22x22 double detached garage. Highly desirable designated schools (Crescent Heights & Rosedale School) Centrally located, just minutes walk to shopping, restaurants and transit. Minutes to Downtown! Easy access to everywhere on 16 Ave(HWY 1) and Centre ST. Excellent future redevelopment potential with M-C1 zoning. Also great property for AirBNB! This will sell quick. Don't delay. Note: Land Assembly opportunity, next door 216 15 Ave NW(A2215530) also for sale for a combined 9,428 SF M-C1 lot.