



**216 15 Avenue NW
Calgary, Alberta**

MLS # A2283011



\$728,000

Division: Crescent Heights

Type: Residential/House

Style: Bungalow

Size: 1,009 sq.ft. **Age:** 1920 (106 yrs old)

Beds: 5 **Baths:** 2

Garage: Off Street

Lot Size: 0.11 Acre

Lot Feat: Level, Rectangular Lot

Heating: Forced Air

Water: -

Floors: Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: 2 Stoves, 2 fridges, 2 hood fans, 2 microwaves

Prime Location Alert! Exceptional M-C2 zoned property in the heart of vibrant Crescent Heights—a must-see for buyers, investors, and developers! Unlock outstanding investment potential with strong cash-flow and exciting redevelopment opportunities. This well-maintained older bungalow, featuring a fully finished basement, offers a fantastic canvas for a high-value renovation project. Steps from top-rated restaurants, trendy shops, and excellent schools, plus just minutes to Downtown, SAIT, and lush parks. Enjoy seamless access with multiple public transit options. Builders/Developers: Next door 218 15 Ave NW also for sale for land assembly total 9,428 SF M-C1 land use.