



212 15 Avenue NW
Calgary, Alberta

MLS # A2145622



\$829,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this bright and spacious 1843sqft 2 story home in highly sought after Crescent Heights. This beautifully updated home offers 3 bedrooms up and 1 down (non-egress), 3.5 baths, fully developed basement and a double detached garage. The open concept main floor features hardwood flooring throughout and plenty of large windows for added natural light. The kitchen was completely renovated in 2013 and features an abundance of white full height cabinets, a huge island with seating for 8, granite countertops and stainless appliances. The extra touches have not been overlooked, there are 2 pantries including a tall storage closet for broom/mop/vacuum, under cabinet window and undercabinet lighting. The inviting kitchen nook, oversized dining room and large living area with cozy gas fireplace makes relaxing and entertaining a breeze. A convenient 2 pc bathroom and a side entry/mud room complete the main level. The hardwood floors continue upstairs where you will find the primary bedroom with vaulted ceilings, large walk in closet and 5pc ensuite bathroom with large soaker tub. Two additional good sized bedrooms, one with great views of downtown, and an updated 4 pc bathroom complete the space. The basement is fully developed with nice high ceilings making it a great space for a family room/games room or home gym. There is an additional bedroom/office space and another updated 3 pc bathroom with a huge walk in shower. Enjoy relaxing in the sun on the south facing front porch overlooking the low maintenance garden with lovely perennials. The back deck with zen garden is the perfect spot to wind down. Nice quiet location on a tree lined street. Walk to shopping, restaurants, transit, Crescent Heights High School, Stronghold Climbing Center, Community Center, North Hill Curling Club and Crescent Heights Park with tennis courts, playground

and sports fields. Quick commute to downtown and easy access to major roadways makes getting around the city and out to the mountains a breeze. Be sure to view the virtual tour. Don't miss out, call today to view.