



102, 312 15 Avenue NE  
Calgary, Alberta

MLS # A2152329



**\$210,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crescent Heights                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 595 sq.ft.                         | <b>Age:</b>   | 1963 (61 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Plug-In, Stall                     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 470 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco  | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Crown Molding, Granite Counters, Pantry, Smart Home |                   |        |

**Inclusions:** None

Nestled in the Beautiful community of Crescent Heights, this charming apartment offers an ideal location for city living. Proximity to Downtown (3Kms), SAIT (3Kms), Foothills Hospital (6Kms), U of C(6Kms). Convenience is key with this apartment, located just minutes from downtown Calgary. Perfect for professionals, it offers reduced commute times and easy access. It has been recently painted, giving it a fresh and modern feel. Luxury granite countertops in the kitchen. High-quality laminate flooring throughout. In-unit laundry for your convenience, with additional coin laundry down the hall. Enhanced security with a new intercom system. Pet-Friendly Building, Assigned parking space. Plus Just down the street, you’ll find a variety of great dining, shopping, and grocery options. Surrounded by several parks and green spaces, such as Rotary Park and Crescent Heights Park, enjoy trails for walking, jogging, or cycling, as well as picnic spots and playgrounds for families. Don’t miss out on this fantastic opportunity to live in one of Calgary’s most desirable neighbourhoods! Schedule a viewing Before it's gone.