



## 216 15 Avenue Calgary Alberta

\$825,000

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, ask about potential land assembly with adjacent lot for larger development. (id:6769)

Laundry room 9.08 Ft x 3.25 Ft  
 Other 10.92 Ft x 8.75 Ft  
 Bedroom 12.50 Ft x 11.00 Ft  
 Bedroom 12.50 Ft x 9.17 Ft  
 Bedroom 11.33 Ft x 9.25 Ft  
 3pc Bathroom 7.25 Ft x 5.42 Ft  
 Living room 19.25 Ft x 14.92 Ft

Kitchen 12.75 Ft x 9.83 Ft  
 Dining room 9.75 Ft x 9.00 Ft  
 Primary Bedroom 11.42 Ft x 10.50 Ft  
 Bedroom 11.33 Ft x 10.50 Ft  
 4pc Bathroom 7.83 Ft x 5.67 Ft  
 Storage 15.25 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
 Century 21 Bravo Realty

<https://elton-lui.c21.ca/>

**RE/MAX**  
 RE/MAX REAL ESTATE  
 (CENTRAL)

773 Glenmore rd , Calgary, British  
 Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net