



## 317 15 Avenue Calgary Alberta

\$1,999,900

This is a very rare opportunity to buy a home in the heart of the city with two legal suites and two fully developed bedrooms in the basement with a separate entrance. The total living space is 6437.9 sq ft. The largest of the 2 story home is around 2100 sq ft which includes a gourmet kitchen, open living room and dinning room, three way fireplace and deck off of the dining room with a gas line for a barbecue, this unit also offers a huge primary bedroom with a fireplace and a 5pc ensuite and 2 other good sized bedrooms. The Suite next door also offers a gourmet kitchen, open living room and dinning room, a three way fireplace and a deck off of the dining room with a gas line for the barbecue, this Suite has a big primary bedroom with a 5pc ensuite and another master bedroom with a 4pc ensuite! The second Suite is located on the main floor and it offers a gourmet kitchen, living area, and dinning area this Suite comes with a good sized primary bedroom with a 4pc ensuite, another bedroom plus 2 bedrooms and a living room in the basement! This home also has three single attached garages (10x21 ft.) This building is located near downtown, it is close to schools, LRT, shopping centers, and other amenities! (id:6769)

Living room 11.92 Ft x 22.00 Ft

Other 8.50 Ft x 14.17 Ft

Kitchen 15.75 Ft x 13.00 Ft

Pantry 3.92 Ft x 10.92 Ft

Storage 10.67 Ft x 5.08 Ft

2pc Bathroom 3.67 Ft x 5.00 Ft

Furnace 12.50 Ft x 6.42 Ft

Other 10.00 Ft x 7.75 Ft

Living room 10.83 Ft x 14.17 Ft

Other 10.92 Ft x 7.67 Ft

Other 11.00 Ft x 9.92 Ft

Kitchen 11.00 Ft x 12.00 Ft

Storage 9.33 Ft x 5.00 Ft

Furnace 10.92 Ft x 6.42 Ft

2pc Bathroom 5.67 Ft x 3.92 Ft

Primary Bedroom 14.42 Ft x 12.25 Ft

5pc Bathroom 9.83 Ft x 11.50 Ft

Other 11.33 Ft x 4.33 Ft

Bedroom 12.17 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



CIR

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