



# 212 15 Avenue Calgary Alberta

\$829,900

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. Qu...

4pc Bathroom 7.83 Ft x 5.00 Ft

5pc Bathroom 9.33 Ft x 11.42 Ft

Bedroom 15.08 Ft x 12.25 Ft

Bedroom 9.50 Ft x 13.08 Ft

Primary Bedroom 15.08 Ft x 26.00 Ft

3pc Bathroom 5.00 Ft x 7.67 Ft

Family room 14.17 Ft x 42.42 Ft

Furnace 5.25 Ft x 17.50 Ft

2pc Bathroom 4.50 Ft x 4.92 Ft

Breakfast 11.75 Ft x 11.92 Ft

Dining room 11.25 Ft x 9.17 Ft

Kitchen 11.33 Ft x 22.00 Ft

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Listing Presented By:



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Real Estate Professionals Inc.



**Real Estate Professionals Inc.**

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Office 13.92 Ft x 13.17 Ft

Living room 15.08 Ft x 13.92 Ft