



## 219 15 Avenue Calgary Alberta

\$825,000

\*\*\*50ft X 120ft R-CG zoned lot suitable to build a 4plex\*\*\* Welcome to a Renovated Bungalow with Legal Suite in Prime Crescent Heights Location. Fully updated in 2022, this home effortlessly blends modern finishes with timeless character, making it an ideal choice for homeowners and investors alike. Located just minutes from downtown Calgary and SAIT, this property offers unmatched convenience with quick access to transit, schools, parks, and vibrant city life. Whether you're commuting, studying, or simply enjoying the urban lifestyle, this location has it all. The home features a legal basement suite, providing a fantastic opportunity for rental income or multigenerational living. With R-CG zoning, the property offers incredible potential for future development. Whether you're looking to live in, rent out, or hold for redevelopment, this property offers flexibility and long-term upside in a prime location. Don't miss this rare opportunity to own a move-in-ready home in one of Calgary's most desirable inner-city neighbourhoods. Ideal for investors, first-time buyers, or anyone looking for flexible living and income potential. (id:6769)

Laundry room 18.75 Ft x 7.42 Ft

Primary Bedroom 12.58 Ft x 14.67 Ft

Living room 12.58 Ft x 14.00 Ft

Kitchen 12.75 Ft x 12.42 Ft

Foyer 11.00 Ft x 6.33 Ft

Bedroom 12.42 Ft x 11.67 Ft

4pc Bathroom 8.67 Ft x 6.67 Ft

3pc Bathroom 5.25 Ft x 6.17 Ft

Bedroom 11.83 Ft x 9.42 Ft

Kitchen 12.50 Ft x 15.83 Ft

Recreational, Games room 11.33 Ft x 18.17 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca