



311 15 Avenue Calgary Alberta

\$589,900

Welcome to this beautifully maintained 3 bedroom, 3.5 bathroom former showhome in the highly sought-after community of Crescent Heights—just minutes from downtown Calgary and with quick access to major thoroughfares like Centre Street, Edmonton Trail, and 16th Avenue. Step through your private entrance to a charming side porch—an ideal place to unwind and enjoy the vibrant neighborhood surrounding. Inside, the main floor boasts a bright, open-concept layout featuring 9 ft ceilings, rich hardwood flooring, and a cozy corner fireplace. The spacious living room flows seamlessly into a dedicated dining area, ideal for hosting family and friends. The modern kitchen is a chef's dream with granite countertops, a breakfast bar, stainless steel appliances, under-cabinet lighting, and plenty of cabinet space. A convenient half bath completes the main level. Upstairs, a large skylight fills the landing with natural light. The primary bedroom includes a private spa like 3-piece ensuite, granite counters and heated floors. Two additional bedrooms offer flexibility for family, guests, or a home office. The shared 4-piece bathroom with granite counters includes a linen closet for added storage and convenience. The fully finished basement features a bright recreation room with large windows, perfect as a second living space, games room, home office, or play area. You'll also find another 4-piece bathroom and a separate laundry area. Additional highlights include a detached garage with one parking stall (shared garage), low-maintenance living, and convenient street parking for guests. Located in a prime inner-city neighborhood, you're just minutes from schools, parks, trendy eateries, and downtown Calgary. Don't miss this incredible opportunity—book your private showing today! (id:6769)

Recreational, Games room 18.75 Ft x 13.58 Ft

4pc Bathroom 7.75 Ft x 6.08 Ft

Laundry room 6.75 Ft x 3.50 Ft

Living room 17.33 Ft x 14.17 Ft

Kitchen 13.92 Ft x 9.92 Ft

Dining room 8.08 Ft x 6.83 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

Primary Bedroom 11.83 Ft x 10.67 Ft

3pc Bathroom 8.75 Ft x 5.33 Ft

Bedroom 10.92 Ft x 10.50 Ft

Bedroom 10.00 Ft x 8.67 Ft

4pc Bathroom 10.83 Ft x 4.83 Ft

Listing Presented By:



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