

\$589,900 - 1, 311 15 Avenue Ne, Calgary

MLS® #A2255028

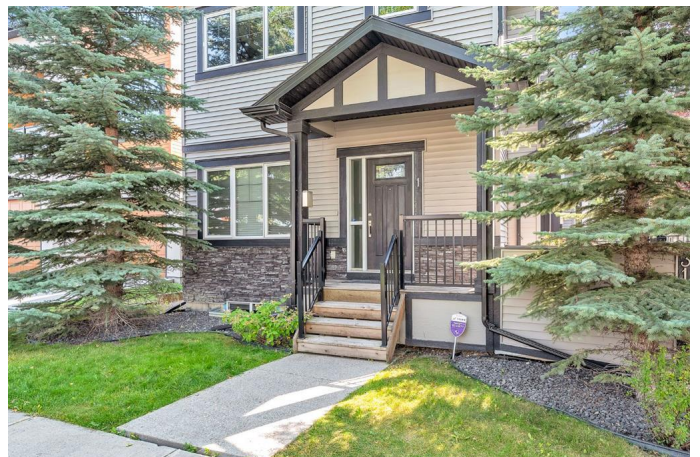
\$589,900

3 Bedroom, 4.00 Bathroom, 1,236 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

****Open House - Saturday Oct 4, 12:00 pm - 2:00 pm**** 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, youâ€™re just minutes from schools, parks, trendy eateries, and downtown Calgary. Don't miss this incredible opportunityâ€”book your private showing today!

Built in 2011

Essential Information

MLS® #	A2255028
Price	\$589,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 311 15 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H3

Amenities

Amenities	None
Parking Spaces	1

Parking	Alley Access, Garage Faces Rear, Insulated, Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, Open Floorplan, Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	16
Zoning	M-CG d72

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.