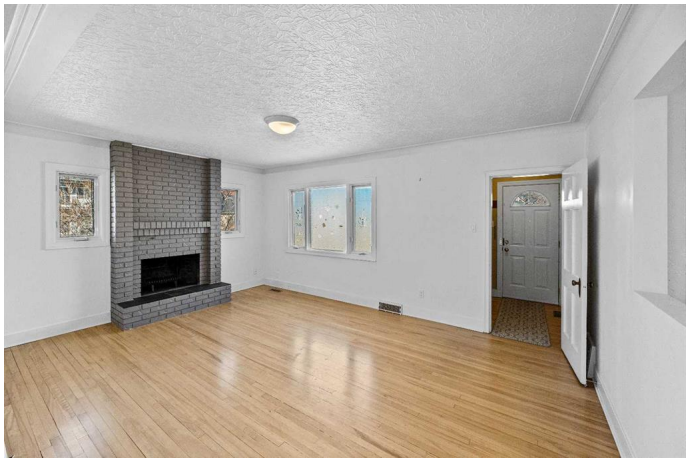
$879,900 - 201 15 Avenue Ne, Calgary

MLS® #A2209541

$879,900
4 Bedroom, 3.00 Bathroom, 1,233 sqft
Residential on 0.14 Acres



Crescent Heights, Calgary, Alberta

Prime Inner-City Opportunity in CRESCENT HEIGHTS | 50â€™ x 120â€™ Corner Lot | Exceptional Redevelopment Potential | BASEMENT ILLEGAL SUITE WITH SEPERATE ENTRANCE | SINGLE GARAGE |

Located in the highly sought-after community of Renfrew, this expansive 5,995 sq. ft. corner lot offers an incredible opportunity for investors, builders, or developers. Zoned R-CG and featuring convenient back alley access, the property sits on a quiet, tree-lined residential streetâ€”perfectly positioned for future redevelopment.

The existing 4-bedroom bungalow, basement illegal suite with separate entrance, originally built in 1944, has been lovingly maintained by its current owner and still showcases charming character details from its early days. Whether you're planning an immediate build or looking to hold, this property presents multiple possibilities. Rent out the home while you finalize plans and permits, or enjoy the space as-is and watch your investment grow.

With its unbeatable location in one of Calgaryâ€™s most desirable inner-city neighbourhoods and its generous lot size, this property is truly a rare find.

Donâ€™t miss this outstanding opportunity to secure a premium corner lot in Crescent Heightsâ€”opportunities like this donâ€™t

come around often!

Built in 1944

Essential Information

MLS® #	A2209541
Price	$879,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,233
Acres	0.14
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	201 15 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H1

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Detached, Rear Drive
# of Garages	1

Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dryer, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Open Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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