



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**212 15 Avenue, Calgary T2M 0G8**

MLS®#: **A2145622**      Area: **Crescent Heights**      Listing Date: **06/29/24**      List Price: **\$824,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 23-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **3,434 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,843**  
 Low Sqft:  
 Ttl Sqft: **1,843**

DOM

**79**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Few Trees,Front Yard,No Neighbours Behind,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`11"	Breakfast Nook	Main	11`9" x 11`11"
Dining Room	Main	11`3" x 9`2"	Kitchen	Main	11`4" x 22`0"
Living Room	Main	15`1" x 13`11"	4pc Bathroom	Second	7`10" x 5`0"
5pc Ensuite bath	Second	9`4" x 11`5"	Bedroom	Second	15`1" x 12`3"
Bedroom	Second	9`6" x 13`1"	Bedroom - Primary	Second	15`1" x 26`0"
3pc Bathroom	Basement	5`0" x 7`8"	Office	Basement	13`11" x 13`2"
Family Room	Basement	14`2" x 42`5"	Furnace/Utility Room	Basement	5`3" x 17`6"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9310559**

Zoning: **M-C2**

Remarks

Pub Rmks: **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. Quick commute to downtown and easy access to major roadways makes getting around the city and out to the mountains a breeze. Be sure to view the virtual tour. Don't miss out, call today to view.**

Inclusions: **N/A**  
 Property Listed By: **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**