



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**317 15 Avenue, Calgary T2E 1H3**

MLS®#: **A2175001**

Area: **Crescent Heights**

Listing Date: **10/24/24**

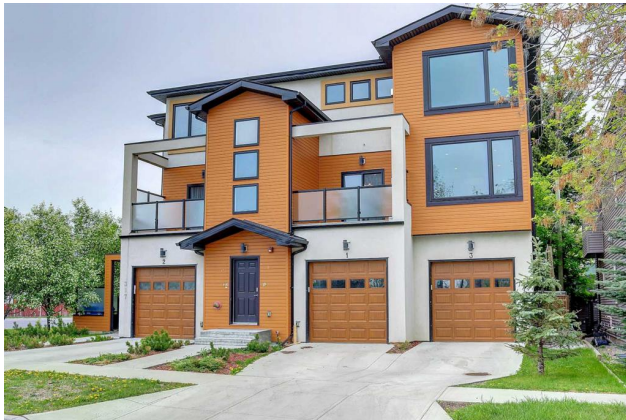
List Price: **\$1,900,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 30-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **5,715 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **5,171**

Low Sqft:

Ttl Sqft: **5,171**

DOM

**163**

Layout

Beds: **9 (7 2 )**

Baths: **8.0 (7 2)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Aluminum Siding ,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Electric Cooktop,Electric Stove,Microwave Hood Fan,Range Hood,Washer/Dryer**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`3" x 7`1"	Kitchen	Main	19`0" x 8`8"
Living Room	Main	10`0" x 13`11"	Bedroom - Primary	Main	10`10" x 13`1"
4pc Ensuite bath	Main	7`6" x 4`11"	Bedroom	Main	9`5" x 11`1"
Dinette	Main	7`0" x 13`11"	4pc Bathroom	Main	8`0" x 7`3"
Laundry	Main	5`2" x 5`0"	Living Room	Second	11`11" x 22`0"
Dinette	Second	8`6" x 14`2"	Kitchen	Second	15`9" x 13`0"
Pantry	Second	3`11" x 10`11"	Storage	Second	10`8" x 5`1"

<b>2pc Bathroom</b>	<b>Second</b>	<b>3`8" x 5`0"</b>	<b>Furnace/Utility Room</b>	<b>Second</b>	<b>12`6" x 6`5"</b>
<b>Balcony</b>	<b>Second</b>	<b>10`0" x 7`9"</b>	<b>Living Room</b>	<b>Second</b>	<b>10`10" x 14`2"</b>
<b>Balcony</b>	<b>Second</b>	<b>10`11" x 7`8"</b>	<b>Dinette</b>	<b>Second</b>	<b>11`0" x 9`11"</b>
<b>Kitchen</b>	<b>Second</b>	<b>11`0" x 12`0"</b>	<b>Storage</b>	<b>Second</b>	<b>9`4" x 5`0"</b>
<b>Furnace/Utility Room</b>	<b>Second</b>	<b>10`11" x 6`5"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>5`8" x 3`11"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`5" x 12`3"</b>	<b>Walk-In Closet</b>	<b>Third</b>	<b>7`10" x 5`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`1" x 10`8"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>5`8" x 4`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 10`7"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 4`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>27`3" x 7`2"</b>	<b>Dinette</b>	<b>Basement</b>	<b>12`3" x 10`4"</b>
<b>Living Room</b>	<b>Basement</b>	<b>16`3" x 12`1"</b>	<b>5pc Ensuite bath</b>	<b>Third</b>	<b>9`10" x 11`6"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>11`4" x 4`4"</b>	<b>Bedroom</b>	<b>Third</b>	<b>12`2" x 10`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`2" x 10`11"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>10`3" x 4`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>15`6" x 9`11"</b>	<b>Walk-In Closet</b>	<b>Third</b>	<b>5`1" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>7`11" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`3" x 12`0"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>9`10" x 8`5"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **791P**

Zoning:  
**M-C1**

Remarks

Pub Rmks: **This is a very rare opportunity to buy a home in the heart of the city with two legal suites and two fully developed bedrooms and a living room in the basement. The total living space is 6437.9 sq ft. The largest of the 2 story home is around 2100 sq ft which includes a gourmet kitchen, open living room and dinning room, three way fireplace and deck off of the dining room with a gas line for a barbecue, this unit also offers a huge primary bedroom with a fireplace, a 5pc ensuite and 2 other good sized bedrooms. The legal suite next door also offers a gourmet kitchen, open living room and dinning room, a three way fireplace and a deck off of the dining room with a gas line for the barbecue, this legal suite has a big primary bedroom with a 5pc ensuite and another master bedroom with a 4pc ensuite! The second legal suite is located on the main floor and it offers a gourmet kitchen, living area, and dinning area this legal suite comes with a good sized primary bedroom with a 4pc ensuite, another bedroom and a 4 pc washroom. This home also has three single attached garages (10x21 ft.) This building is located near downtown, it is close to schools, LRT, shopping centers, and other amenities!**

Inclusions:  
 Property Listed By: **N/A**  
**URBAN-REALTY.ca**

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

