



THE
A-TEAM

**RE/MAX
FIRST**

317 15 Avenue, Calgary T2E 1H3

MLS®#: **A2175001**

Area: **Crescent Heights**

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

List Price: **\$1,949,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 08-Dec**

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:

Finished Floor Area

Abv Sqft: **5,171**
Low Sqft:
Ttl Sqft: **5,171**

DOM

58
Layout
Beds: **9 (7 2)**
Baths: **8.0 (7 2)**
Style: **3 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

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

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"

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

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







