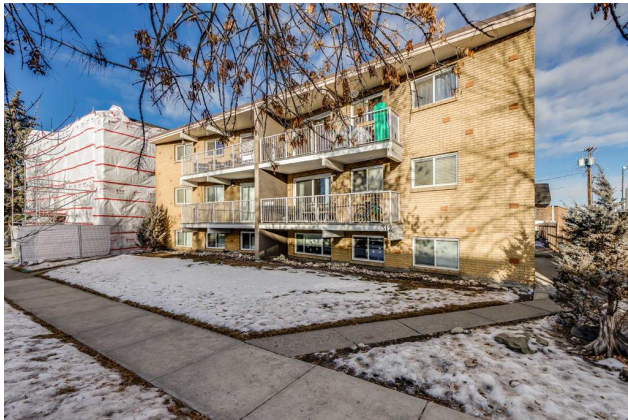


**312 15 Avenue #304, Calgary T2E1H2**

MLS® #: **A2184604** Area: **Crescent Heights** Listing Date: **12/29/24** List Price: **\$174,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 16-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1963**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **621**  
 Low Sqft:  
 Ttl Sqft: **621**

DOM

**23**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**  
 Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Window Coverings**  
 Int Feat: **No Smoking Home,Stone Counters,Vinyl Windows**  
 Utilities:  
 Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 6`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 13`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 7`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 10`7"</b>			

Legal/Tax/Financial

Condo Fee: **\$486** Title: **Fee Simple** Zoning: **M-X2**  
 Fee Freq:

Monthly

Legal Desc: 0713255

Remarks

Pub Rmks: **Attention investors, students, or young professionals! Don't miss out on this beautifully renovated, top-floor corner unit in the highly sought-after Crescent Heights area. The updated kitchen features stylish quartz countertops, white shaker cabinetry, and newer appliances, creating a modern and functional space. Expansive vinyl windows let in an abundance of natural light starting in the spacious living room and highlighting the contemporary laminate flooring and fresh colour scheme throughout. The layout includes generously sized rooms, a handy pantry, and a large storage closet, offering plenty of room to live comfortably. The fully updated 4-piece bathroom offers a floating vanity and a newly tiled tub/shower combination. This boutique-style complex hosts a common laundry room and your assigned parking stall is directly below your unit offering peace of mind. Location is ideal - just minutes from downtown, SAIT, and all major transit routes, plus walking distance to shops, cafes, and restaurants along 16th Ave and in nearby Bridgeland. The legendary Peter's Drive Inn is just around the corner, and great access to all you would need or want. This affordable condo is perfect for a student, young professional, or investor. Contact your Realtor to schedule a private viewing today!**

Inclusions: **see appliances**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









