



THE
A-TEAM

**RE/MAX
FIRST**

301 15 Avenue, Calgary T2E 1H3

MLS® #: **A2185428**

Area: **Crescent Heights**

Listing Date: **01/04/25**

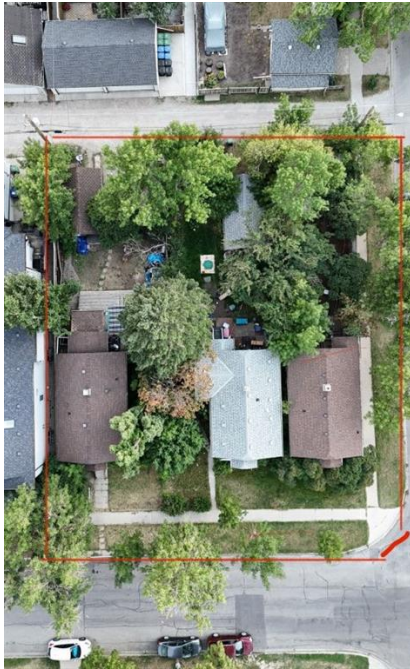
List Price: **\$2,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1932**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,See Remarks**
Park Feat: **Off Street**

DOM

15
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	8`8" x 12`0"	Bedroom	Basement	6`6" x 10`11"
Bedroom	Main	8`7" x 11`11"	4pc Bathroom	Main	5`3" x 6`8"
Kitchen	Main	10`4" x 11`3"	Dining Room	Main	10`4" x 8`0"
Living Room	Main	10`4" x 11`8"	4pc Bathroom	Basement	8`9" x 3`4"
Kitchen	Basement	8`10" x 10`8"	Living Room	Basement	7`5" x 15`1"
Furnace/Utility Room	Basement	10`6" x 15`7"	Other	Main	13`9" x 3`10"

Legal/Tax/Financial

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

Zoning:
M-CG

Remarks

Pub Rmks: *******LAND ASSEMBLY 12000 SQFT **** Price includes three properties 301, 303 & 307 15 Avenue NE Calgary AB T2E 1H3. All three properties must be sold together. This prime corner lot, approximately 100 ft by 120 ft and consisting of three separate lots with M-CG zoning, offers an exceptional development opportunity in an inner-city neighbourhood near Highway 1 and 16 Ave. Surrounded by existing multiplexes and commercial properties, ensuring a robust demand for residential and mixed-use developments. Properties are currently Fully Rented out with Premium Rents . All Appliances included, 24 hours notice required to book showings. Pictures only showing 301 Unit, See supplements for RMS and Reports for other units. **** LOTS SOLD TOGETHER NOT INDIVIDUALLY. ******

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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









