



THE
A-TEAM

**RE/MAX
FIRST**

2821 15 Avenue, Calgary T2A 0M1

MLS®#: **A2188392** Area: **Albert Park/Radisson Heights** Listing Date: **01/17/25** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **1939**
Lot Information
 Lot Sz Ar: **8,987 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,148**
 Low Sqft:
 Ttl Sqft: **1,148**

DOM
54
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot,Street Lighting**
 Park Feat: **Stall**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Brick/Mortar**

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 4`8"
Bedroom	Main	12`7" x 11`7"
Kitchen	Main	11`6" x 16`9"
Bedroom - Primary	Main	14`7" x 12`0"
Bedroom	Basement	10`11" x 13`3"
Living Room	Basement	19`10" x 12`3"
Storage	Basement	14`4" x 20`9"

Room	Level	Dimensions
Bedroom	Main	11`6" x 11`1"
Dining Room	Main	11`10" x 10`3"
Living Room	Main	12`0" x 14`8"
4pc Bathroom	Basement	9`11" x 8`2"
Kitchen	Basement	10`11" x 10`8"
Storage	Basement	3`7" x 9`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4946T

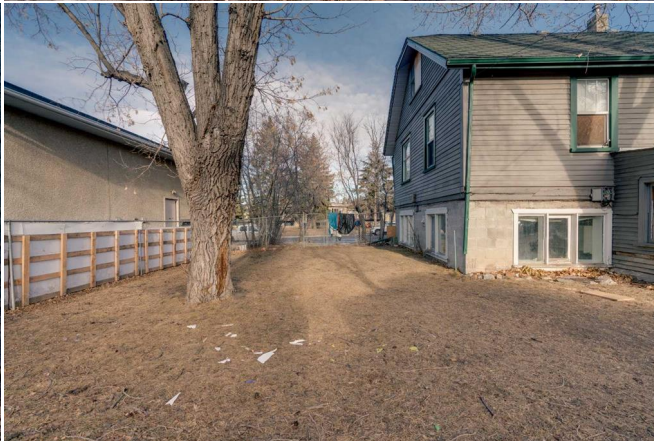
Remarks

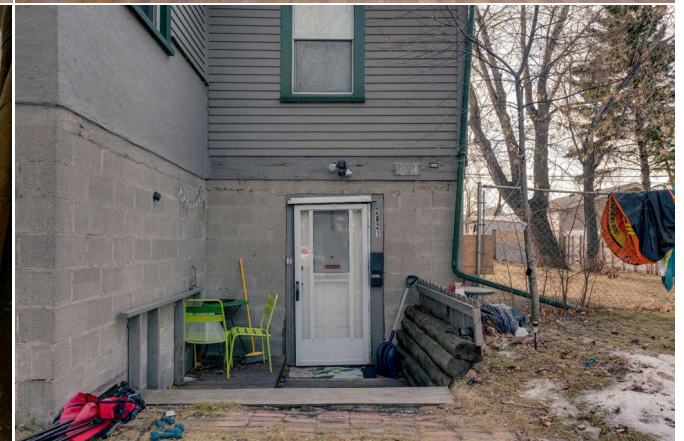
Pub Rmks: **This property offers INCREDIBLE and RARE opportunities, whether you're an investor, home flipper, or builder. Set on a HUGE & SPACIOUS rectangular lot with a 74.9 ft frontage and 119.9 ft depth, this R-CG zoned home is located in the sought-after Albert Park/Radisson Heights community—an INNER-CITY neighbourhood that's rapidly developing. Perfectly positioned just steps away from schools, public transit, shopping, and restaurants this home is brimming with possibilities. The main floor features 3 bedrooms, living, dining, a kitchen, and a bathroom, offering a functional layout for family living. The raised basement, with its large south-facing windows, is flooded with natural light, making it feel open and inviting—PERFECT for basement living. It includes a generous eat-in kitchen, a cozy living room, a bedroom, and a bathroom. This property is FOR SALE in AS IS, WHERE IS condition. Whether you're looking to LIVE, RENT, RENOVATE, or REDEVELOP this property has boundless potential. Don't miss out on this FANTASTIC opportunity - CALL TODAY to book your PRIVATE TOUR!!**

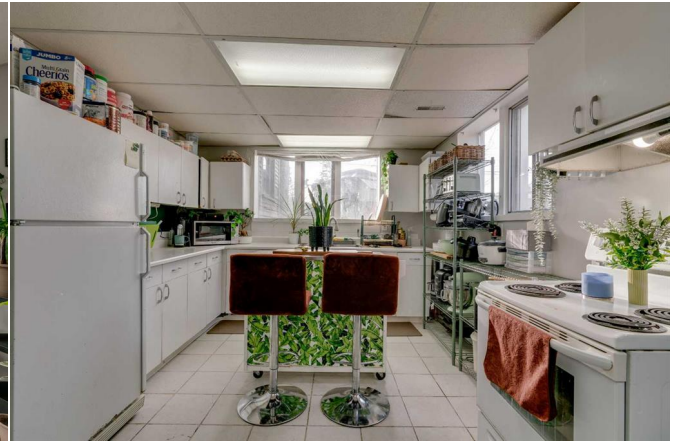
Inclusions:
Property Listed By: **None**
MaxWell Capital Realty

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











2821 15 Ave SE, Calgary, AB

Main Floor Exterior Area 1148.66 sq ft
Interior Area 1076.30 sq ft



PREPARED: 2025/01/11

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



2821 15 Ave SE, Calgary, AB

Basement (Below Grade) Exterior Area 1108.79 sq ft
Interior Area 1032.09 sq ft



PREPARED: 2025/01/11

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