

# \$799,900 - 232 15 Avenue Nw, Calgary

MLS® #A2268134

**\$799,900**

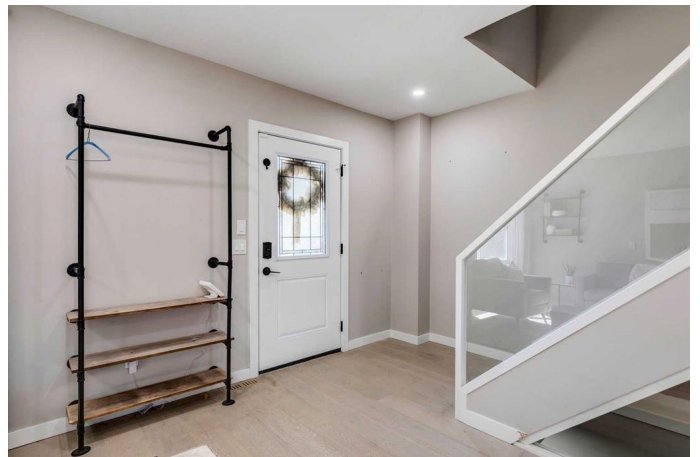
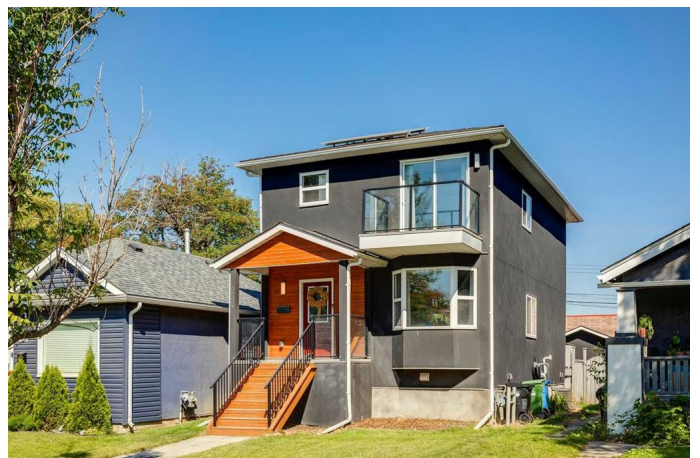
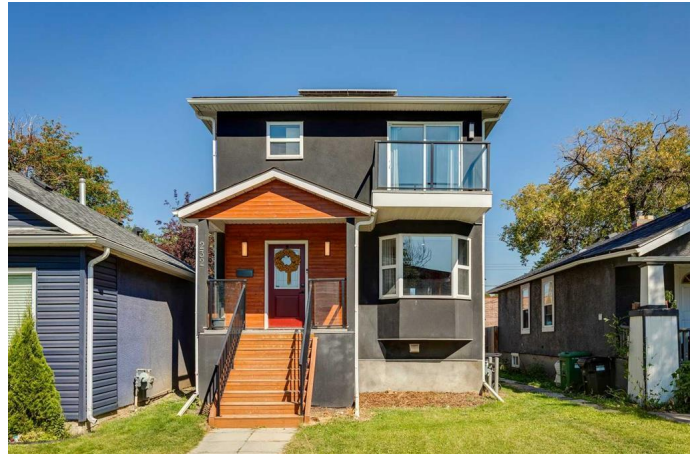
4 Bedroom, 4.00 Bathroom, 1,414 sqft

Residential on 0.08 Acres

Crescent Heights, Calgary, Alberta

**PREMIUM LOCATION, MOVE-IN READY:**

Exceptional for single families or real estate investors looking to bolster their portfolio with a downtown rental property, nowâ€™s your opportunity to own a detached home in the vibrant community of Crescent Heights! Step into more than 1400sqft of modern aesthetic living space complete with hardwood floors, 4 bedrooms (w/ built in closets, dressers, and drawers), 3.5 bathrooms, 2 entertainment/living spaces, stainless steel appliances, quartz kitchen countertops, a carpeted finished basement w/ dry bar, and numerous upgrades built in for your, or your future tenants, convenience. Newly installed air conditioning, attic insulation, water softener, and sump pump ensure comfort and peace of mind. Mitigate expensive costs-of-living by taking advantage of recently placed solar panels, saving THOUSANDS of dollars on energy bills for years to come! Moments away from the picturesque Crescent Heights cliffs that overlook the city, this location has access to everything you need within arms reach, including: daycares, elementary schools, highschoools, SAIT, groceries, restaurants, veterinarians, dog parks, green spaces, tennis courts, curling club(s), community gardens, the list goes on! Within walking distance from bus routes, bike lanes, as well as sporting a detached garage, everywhere is 15-30 minutes away when travelling straight from the heart of the city. Forget the uncertainties of investing in a long term home flipping project.



Settle into an energy efficient property right in the middle of one of Calgary’s most sought after family-friendly communities tomorrow!

Built in 1920

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268134    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,414       |
| Acres          | 0.08        |
| Year Built     | 1920        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 232 15 Avenue Nw |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M0G8           |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 1                                                                              |
| Parking        | Garage Door Opener, Garage Faces Rear, Permit Required, Single Garage Detached |
| # of Garages   | 1                                                                              |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar |
|-------------------|----------------------------------------------------------------------------|

|              |                                                                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings |
| Heating      | Forced Air                                                                                                                                                                             |
| Cooling      | Central Air                                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                                                    |
| Basement     | Full                                                                                                                                                                                   |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Other                                                 |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                |
| Construction      | See Remarks, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 9                  |
| Zoning         | M-C2               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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