

**201 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2209541**



**\$879,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1944 (81 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, Rear Drive, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Open Floorplan, Separate Entrance, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** BASEMENT RANGEHOOD & BASEMENT STOVE TOP

Prime Inner-City Opportunity in CRESCENT HEIGHTS | 50' x 120' Corner Lot | Exceptional Redevelopment Potential | BASEMENT ILLEGAL SUITE WITH SEPERATE ENTRANCE | SINGLE GARAGE | Located in the highly sought-after community of Renfrew, this expansive 5,995 sq. ft. corner lot offers an incredible opportunity for investors, builders, or developers. Zoned R-CG and featuring convenient back alley access, the property sits on a quiet, tree-lined residential street—perfectly positioned for future redevelopment. The existing 4-bedroom bungalow, basement illegal suite with separate entrance, originally built in 1944, has been lovingly maintained by its current owner and still showcases charming character details from its early days. Whether you're planning an immediate build or looking to hold, this property presents multiple possibilities. Rent out the home while you finalize plans and permits, or enjoy the space as-is and watch your investment grow. With its unbeatable location in one of Calgary's most desirable inner-city neighbourhoods and its generous lot size, this property is truly a rare find. Don't miss this outstanding opportunity to secure a premium corner lot in Crescent Heights—opportunities like this don't come around often!