

# \$579,900 - 1, 311 15 Avenue Ne, Calgary

MLS® #A2255028

**\$579,900**

3 Bedroom, 4.00 Bathroom, 1,236 sqft  
Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

**\*\*Open House - Sunday Nov 2, 2:00 pm - 4:00 pm\*\*** Welcome to this beautifully maintained 3 bedroom, 3.5 bathroom former showhome in the highly sought-after community of Crescent Heights—just minutes from downtown Calgary and with quick access to major thoroughfares like Centre Street, Edmonton Trail, and 16th Avenue. Step through your private entrance to a charming side porch—an ideal place to unwind and enjoy the vibrant neighborhood surrounding. Inside, the main floor boasts a bright, open-concept layout featuring 9 ft ceilings, rich hardwood flooring, and a cozy corner fireplace. The spacious living room flows seamlessly into a dedicated dining area, ideal for hosting family and friends. The modern kitchen is a chef’s dream with granite countertops, a breakfast bar, stainless steel appliances, under-cabinet lighting, and plenty of cabinet space. A convenient half bath completes the main level. Upstairs, a large skylight fills the landing with natural light. The primary bedroom includes a private spa like 3-piece ensuite, granite counters and heated floors. Two additional bedrooms offer flexibility for family, guests, or a home office. The shared 4-piece bathroom with granite counters includes a linen closet for added storage and convenience. The fully finished basement features a bright recreation room with large windows, perfect as a second living space, games room, home office, or play area. You’ll also find another 4-piece bathroom



and a separate laundry area. Additional highlights include a detached garage with one parking stall (shared garage), low-maintenance living, and convenient street parking for guests. Located in a prime inner-city neighborhood, youâ€™re just minutes from schools, parks, trendy eateries, and downtown Calgary. Don't miss this incredible opportunityâ€”book your private showing today!

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2255028      |
| Price          | \$579,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,236         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1, 311 15 Avenue Ne |
| Subdivision | Crescent Heights    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2E 1H3             |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 1    |

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Parking      | Alley Access, Insulated, Garage Faces Rear, Single Garage Detached |
| # of Garages | 1                                                                  |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, Open Floorplan, Skylight(s)                           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Garburator |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                                   |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas, Living Room, Stone                                                                                                |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full                                                                                                                   |

## Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                 |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 47                   |
| Zoning         | M-CG d72             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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