

# \$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

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, Garage Faces Rear, Insulated, 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), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, 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 33

Zoning M-CG d72

## Listing Details

Listing Office RE/MAX iRealty Innovations

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