

**301 15 Avenue NE  
Calgary, Alberta**

**MLS # A2185428**



**\$2,250,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	647 sq.ft.	<b>Age:</b>	1932 (93 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, See Remarks		

**Heating:** Forced Air

**Water:** -

**Floors:** Other

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

\*\*\*\*\*LAND ASSEMBLY 12000 SQFT \*\*\*\*\* Price includes three properties 301, 303 & 307 15 Avenue NE Calgary AB T2E 1H3. All three properties must be sold together. This prime corner lot, approximately 100 ft by 120 ft and consisting of three separate lots with M-CG zoning, offers an exceptional development opportunity in an inner-city neighbourhood near Highway 1 and 16 Ave. Surrounded by existing multiplexes and commercial properties, ensuring a robust demand for residential and mixed-use developments. Properties are currently Fully Rented out with Premium Rents . All Appliances included, 24 hours notice required to book showings. Pictures only showing 301 Unit, See supplements for RMS and Reports for other units. \*\*\*\*\* LOTS SOLD TOGETHER NOT INDIVIDUALLY. \*\*\*\*\*