

# \$199,900 - 101, 312 15 Avenue Ne, Calgary

MLS® #A2268448

**\$199,900**

2 Bedroom, 1.00 Bathroom, 721 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Welcome home to this bright and beautifully updated 2-bedroom condo, perfectly positioned in Crescent Heights — one of Calgary's most desirable inner-city neighbourhoods. Blending comfort, function, and location, this home is ideal for first-time buyers, professionals, or investors seeking a turnkey property just minutes from downtown. Step inside to discover a sun-filled, open layout featuring large windows that flood the space with natural light, vinyl plank flooring throughout, and a welcoming living area perfect for relaxing or entertaining. The modern kitchen impresses with rich espresso cabinetry, sleek tile backsplash, stainless steel appliances, under-cabinet lighting, and generous counter space. A walk-in pantry with floor-to-ceiling shelving provides exceptional storage for all your kitchen essentials, while the adjoining dining area offers the perfect spot for casual meals or gatherings with friends. Both bedrooms are spacious and inviting, including a serene primary retreat with soft, neutral tones and a convenient nook for a work-from-home setup or make-up desk. The updated 4-piece bathroom features a new vanity, fresh flooring, and stylish shower tile surround. Thoughtful upgrades continue with in-suite laundry offering built-in shelves and a functional countertop workspace, plus a massive in-suite storage closet that's both practical and versatile. Set within a secure, well-managed building with affordable condo fees, this home is located on a tree-lined street



steps from transit, shopping, and caf  s. You    ll love being within close proximity to Bow River pathways, Bridgeland, and Calgary    s downtown core. Enjoy the perfect blend of urban convenience and neighbourhood charm      all at an unbeatable price point. This is the turnkey inner-city condo you    ve been waiting for!

Built in 1963

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS   #        | A2268448          |
| Price          | \$199,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 721               |
| Acres          | 0.00              |
| Year Built     | 1963              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 101, 312 15 Avenue Ne |
| Subdivision | Crescent Heights      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2E 1H2               |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Trash, Laundry, Parking |
| Parking Spaces | 1                       |
| Parking        | Stall                   |

**Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Laminate Counters, Pantry, S |
| Appliances        | Dishwasher, Electric Rang    |
|                   | Coverings, European Washe    |
| Heating           | Baseboard, Hot Water         |
| Cooling           | None                         |
| # of Stories      | 3                            |

**Exterior**

|                   |               |
|-------------------|---------------|
| Exterior Features | Lighting      |
| Construction      | Brick, Stucco |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 10                 |
| Zoning         | M-X2               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

