

# \$829,900 - 2821 15 Avenue Se, Calgary

MLS® #A2188392

**\$829,900**

4 Bedroom, 2.00 Bathroom, 1,149 sqft  
Residential on 0.21 Acres

Albert Park/Radisson Heights, Calgary, Alberta

This property offers INCREDIBLE and RARE opportunities, whether you're an investor, home flipper, or builder. Set on a HUGE & SPACIOUS rectangular lot with a 74.9 ft frontage and 119.9 ft depth, this R-CG zoned home is located in the sought-after Albert Park/Radisson Heights communityâ€”an INNER-CITY neighbourhood that's rapidly developing. Perfectly positioned just steps away from schools, public transit, shopping, and restaurants this home is brimming with possibilities. The main floor features 3 bedrooms, living, dining, a kitchen, and a bathroom, offering a functional layout for family living. The raised basement, with its large south-facing windows, is flooded with natural light, making it feel open and invitingâ€”PERFECT for basement living. It includes a generous eat-in kitchen, a cozy living room, a bedroom, and a bathroom. This property is FOR SALE in AS IS, WHERE IS condition. Whether you're looking to LIVE, RENT, RENOVATE, or REDEVELOP this property has boundless potential. Don't miss out on this FANTASTIC opportunity - CALL TODAY to book your PRIVATE TOUR!!

Built in 1939

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2188392  |
| Price  | \$829,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,149       |
| Acres          | 0.21        |
| Year Built     | 1939        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2821 15 Avenue Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0M1                      |

### **Amenities**

|                |       |
|----------------|-------|
| Parking Spaces | 2     |
| Parking        | Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite, Walk-Out                         |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Brick/Mortar   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 96                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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