3 309 15 Avenue NE

Calgary | Active | MLS® A2339788

$540,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2011**	**1,269.6 sq. ft.**

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Listed by eXp Realty

A closer look

WELL-MAINTAINED END UNIT | LOTS OF LIGHT | FINISHED BASEMENT | GARAGE | Step inside and the first thing you'll notice is the light. This end-unit townhome catches sun from three directions, spilling across diagonal hardwood floors and 9-ft ceilings that make the space feel bright and airy. The kitchen is built for function and storage: espresso cabinets stacked to the ceiling, under-cabinet lighting, granite counters, stainless appliances, and an island big enough for four stools and hidden storage. Just off the kitchen, the dining space flows into a living room warmed by a corner gas fireplace with a natural stone surround - the kind of room that gets used every day, not just for company. Head upstairs and the primary bedroom fits a king bed, lit by south and west-facing windows. The ensuite brings granite counters and a walk-in tiled shower, with a custom-organized closet to keep things tidy. Two more bedrooms share a fully tiled bathroom right beside. Downstairs, the basement showcases a family room, a flexible space for a home office or gym, and two south-facing windows that keep it from feeling like a basement at all. A bathroom is already plumbed and framed, so finishing it is easy. Add in laundry, storage, a back deck with a gas line, and a single garage, and there's not much left to ask for. Crescent Heights sits just north of downtown with tree-lined streets. Edmonton Tr and Centre St are filled with local shops, cafes, and restaurants. Rotary Park offers sweeping views of the downtown skyline, an off-leash dog park, tennis courts, a lawn bowling club, a kids' water spray park, and picnic areas. McHugh Bluff adds even more panoramic views and walking paths, just a short stroll from the river pathways that run along the Bow River. The Bridgeland C-Train is close by, and quick access to 16th Ave NE, Deerfoot Tr, and Memorial Dr means the rest of the city is close too.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339788
Bedrooms	3
Bathrooms	3
Year Built	2011
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,269.6 sq. ft.
Main Level Finished Area:	616.4 sq. ft.
Upper Level Finished Area:	653.2 sq. ft.
Below Grade Finished Area:	432.7 sq. ft.
Condo Fee:	$300.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	2011 (Age: 15)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1210900
Heating:	Forced Air, Humidity Control
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Garage Door Opener, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Crescent Heights
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	pantry (white kitchen cabinet), shoe cabinet in primary bedroom
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Yes
Main Floor	Living Room · 16' × 11'10" ·
Main Floor	Kitchen · 12'4" × 8'10" ·
Main Floor	Dining Room · 14'3" × 9'7" ·

Main Floor	Balcony · 7'10" × 6'8" ·
Upper Level	Bedroom - Primary · 12'11" × 11'2" ·
Upper Level	Bedroom · 9'3" × 9'1" ·
Upper Level	Bedroom · 10'2" × 9' ·
Basement	Game Room · 22'10" × 14'2" ·
Basement	Storage · 8' × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Wired for Sound
Exterior Features:	BBQ gas line, Lighting, Rain Gutters
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Treed, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Aug 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3-309-15-avenue-ne-calgary-a2339788/

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