

# \$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 80

Zoning R-CG

## **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.