

# \$779,900 - 1501 3 Street Nw, Calgary

MLS® #A2268666

**\$779,900**

3 Bedroom, 2.00 Bathroom, 925 sqft

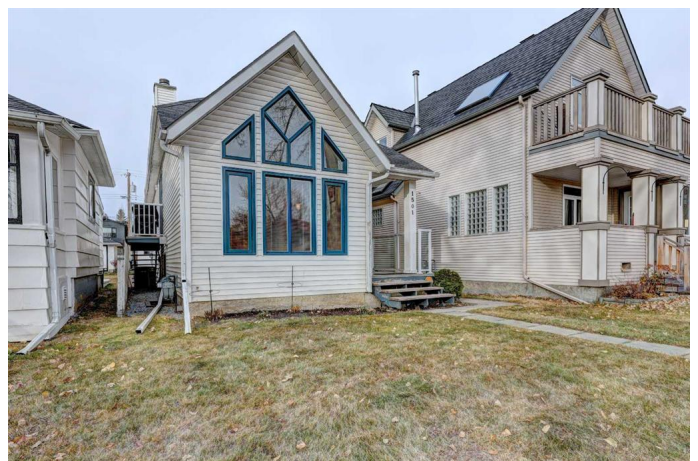
Residential on 0.08 Acres

Crescent Heights, Calgary, Alberta

This home is highly understated and meticulously maintained and shows pride of ownership throughout. Very functional design in all three levels of this home with a total of three generous size bedrooms, two full bathrooms, and two large living rooms. In the primary bedroom; there is a garden door you can walk out onto a small private balcony. This home is equipped with central air conditioning for year round comfort and in-floor heating on the third level. The basement level is unfinished and is currently used for storage and as a exercise room. Beautiful hardwood flooring along with tile floors are featured in this home and with soaring vaulted ceiling in the main living room allow abundant natural lighting to fill the rooms of this home. For those who enjoys a bit of tinkering in the garage; you will find an oversized double detached (20'x26') with a second garage door that can be opened and used as a drive-thru. Garage is equipped with 240 volt; ready for you to install an EV- Charger or to run any type of machinery and the laneway is paved for easy clean access. Close to all amenities and walking distance to the central core; this is a key feature for those who enjoy the inner-city lifestyle. Don't miss out on this great opportunity; call for your private viewing today.

Built in 1989

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2268666      |
| Price          | \$779,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 925           |
| Acres          | 0.08          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1501 3 Street Nw |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 2X9          |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Fireplace(s), Forced Air                                                                                                        |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                         |
| Fireplaces        | Gas, Wood Burning                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full                                                                                                                                      |

**Exterior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Paved, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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