

# \$639,000 - 1315 15 Street Sw, Calgary

MLS® #A2232803

## \$639,000

4 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.09 Acres

Sunalta, Calgary, Alberta

Well-maintained Cash Flowing bungalow located on a quiet street in the heart of Sunalta—just steps from a school, the LRT, and vibrant 17th Avenue. This is a fantastic opportunity for investors, whether you're looking for a solid holding property with rental income or considering future redevelopment in a prime inner-city location.

The main floor offers a bright, inviting layout with new laminate flooring, a cozy living room with a fireplace, two bedrooms with original hardwood, and a full bathroom. A separate side entrance leads to the lower-level illegal suite, which includes two additional bedrooms, a family room, a kitchenette, laundry area, and full bath—ideal for rental potential.

Additional updates over the years include newer vinyl siding and roof, updated windows, new furnace, electrical panel, and refreshed flooring throughout. The single detached garage is currently used as storage but adds further flexibility.

Don't miss this great investment opportunity in one of Calgary's most desirable inner-city neighborhoods. Call today to book your viewing!

Built in 1928

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2232803    |
| Price          | \$639,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 938         |
| Acres          | 0.09        |
| Year Built     | 1928        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1315 15 Street Sw |
| Subdivision | Sunalta           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1G3           |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | On Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Separate Entrance  |
| Appliances        | Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Mid Efficiency  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard, Storage, Fire Pit  |
| Lot Description   | Back Yard, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 58              |
| Zoning         | M-CG d111       |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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