

# \$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	Fire Pit, Private Entrance, Private Yard, Storage
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	14
Zoning	M-CG d111

**Listing Details**

Listing Office	The Real Estate District
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