

# \$479,000 - 2235 15a Street Se, Calgary

MLS® #A2215531

**\$479,000**

2 Bedroom, 1.00 Bathroom, 926 sqft

Residential on 0.11 Acres

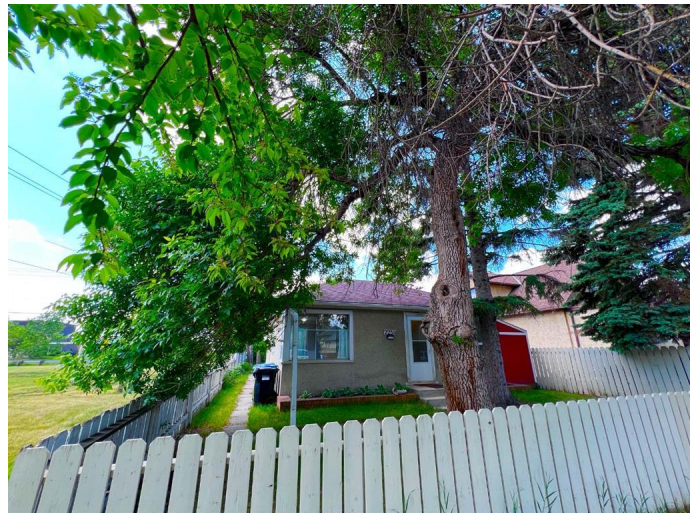
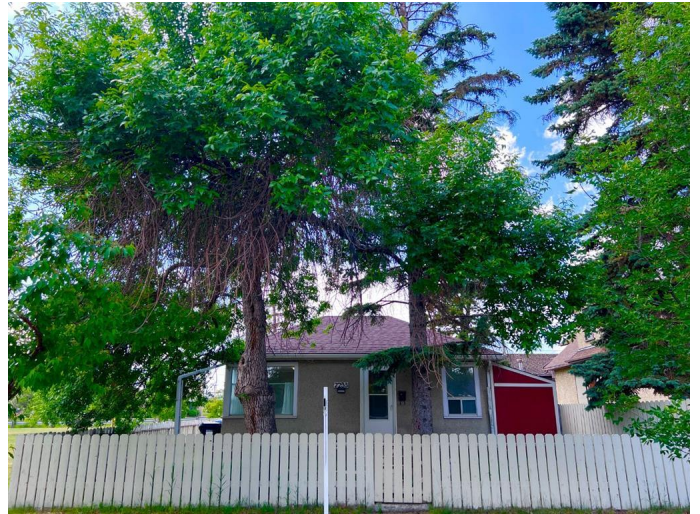
Inglewood, Calgary, Alberta

Downtown skyline views from this 37.5' x 130' zoned R-CG property. A legal suite, called "Backyard Suite" was proposed and previously approved by the City of Calgary for this property, consisting of a rear double garage with a suite on top. Located on a very quiet street in Inglewood, walking distance to the school, with a spacious and sunny west facing backyard. Charming bungalow with large kitchen, plenty of cabinets, large counter, laminate flooring in the living room and in the 2 bedrooms. Bathroom with tile flooring. Formal dining room also has laminate flooring and a large window. Huge living room with corner windows make this house extra bright! Generous sized storage / laundry room. Fully fenced property. Many updates to this house over the years including the furnace, roof shingles, laundry addition, updated electrical panel, paint, light fixtures, flooring, and plumbing fixtures.

Built in 1947

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215531  |
| Price          | \$479,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 926       |
| Acres          | 0.11      |



|            |             |
|------------|-------------|
| Year Built | 1947        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2235 15a Street Se |
| Subdivision | Inglewood          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2G 3N2            |

### Amenities

|         |                 |
|---------|-----------------|
| Parking | None, On Street |
|---------|-----------------|

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                        |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Crawl Space, See Remarks                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Street Lighting |
| Roof              | Asphalt         |
| Construction      | Unknown         |
| Foundation        | See Remarks     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 95               |
| Zoning         | R-CG             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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