



GRASSROOTS

REALTY GROUP

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**2307 15A Street SE
Calgary, Alberta**

MLS # A2297832



\$695,000

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	946 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Stone Counters		

Inclusions: Shoe Cabinet at back door, Coat Rack in porch, Wooden Shelves in Living room

Cherished for over a century, this truly unique home seamlessly blends historic character with modern upgrades and conveniences. The residence has been lovingly updated ensuring the best elements of its past remain preserved while introducing features that enhance comfort and functionality. The kitchen stands out as a focal point, offering dramatic floor-to-ceiling, two-tone custom cabinetry, quartz countertops, and a stainless steel appliance package that includes a stunning gas range. Subway tile accents the space, complemented by a convenient pantry and dedicated microwave/appliance coffee station for added organization and enjoyment. Easy-care vinyl plank flooring, updated paint, and trim further brighten the open plan, making every square foot count. The living/dining area features a built-in library, wainscoting, and a coffered ceiling—details reminiscent of days gone by that contribute to the home’s enduring charm. Natural light streams through updated windows, highlighting the high ceilings. Modern touches such as pot lights and ceiling fans have been added for comfort and ambience. The primary bedroom includes a cheater door to an exquisitely renovated bathroom showcasing beautiful tile flooring, a refinished clawfoot tub, tiled shower, and a custom vanity with quartz countertop. The second bedroom, currently serving as an office, offers a custom closet with a barn door closure. The porch has been updated with electric heat, lighting, and outlets, making it a flexible space to personalize according to your lifestyle. Additional upgrades include a 60-gallon hot water tank, Lennox high-efficiency furnace, updated shingles, and eavestroughs, providing peace of mind. In 2023, an oversized, fully insulated, heated, and fully finished double detached garage (22’ x 23’ x 3’) was constructed with all required permits.

The garage features 100-amp service, is pre-wired and plumbed for a gas heater, and offers extra electric outlets—including a switched plug facing the street for block heaters or chargers. This space is ideal for car enthusiasts, adding unexpected value and convenience. The home is situated on a picturesque, tree-lined street in one of Calgary's oldest and most iconic communities, known for its walkability and bike-friendliness. Whether you enjoy walks along the River, peaceful moments at the Inglewood Bird Sanctuary, or the vibrant atmosphere of local shops and restaurants, you will find it nearby. For those who desire the excitement of downtown living without the constraints of apartment life, this home is an ideal choice. This substantially updated home, rich in character and modern amenities, offers a rare opportunity in a sought-after Calgary neighborhood. Book your private viewing with your favorite agent and discover the unique charm and value of this special property.