



GRASSROOTS
REALTY GROUP

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2507 15A Street SW
Calgary, Alberta

MLS # A2323875



\$620,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Hot Tub, Storage Shed, Electric StoveX2, RefrigeratorX2,

Tucked away on one of Bankview's quietest one-way streets, this beautifully maintained bungalow blends timeless character with exceptional versatility in one of Calgary's most sought-after inner-city locations. From the moment you step inside, you're welcomed by warm hardwood floors, graceful archways and oversized windows that fill the home with natural light. The spacious living room flows effortlessly into the dining area, creating an inviting space for both everyday living and entertaining. The bright kitchen offers generous workspace and storage while overlooking the private backyard. The main floor features two spacious bedrooms, a full bathroom and a dedicated home office that easily adapts as a nursery, creative studio or flex space to suit your lifestyle. The fully developed lower level adds exceptional flexibility with a separate entrance to an illegal suite featuring a second kitchen, spacious family room, two bedrooms, a full bathroom and shared laundry. Whether you're accommodating extended family, welcoming long-term guests, creating additional living space for older children, or exploring future legalization (subject to City approval), this thoughtfully designed lower level offers endless possibilities. Step outside to discover your own private urban retreat. Surrounded by mature trees, the backyard is designed for relaxing and entertaining with an expansive deck, hot tub and multiple outdoor living spaces that feel tucked away from the city while remaining just minutes from everything. Situated on an M-CG zoned lot, this property also offers outstanding long-term potential for investors and future redevelopment. Just moments from the vibrant shops, restaurants and caf  s of 17th Avenue, Marda Loop, parks, schools, transit and downtown Calgary, this is a rare opportunity to own a home that offers enduring character, remarkable flexibility and lasting

value in one of Calgary's most sought-after communities.