



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1628 15 Street SE
Calgary, Alberta

MLS # A2351970

\$549,900

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	737 sq.ft.	Age:	1907 (119 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Shed

Welcome home to this charming and beautifully updated bungalow nestled in the heart of Inglewood, Calgary's oldest and most vibrant inner-city community. This move-in-ready home offers an exceptional opportunity for first-time buyers, professionals, investors, and anyone seeking the perfect blend of character, convenience, and urban lifestyle. Inside, you'll find a bright and inviting layout featuring two spacious bedrooms, a full bathroom, and a recently renovated kitchen designed with modern white cabinetry, updated countertops, stainless steel appliances, and abundant natural light. The open living area feels warm and welcoming, complemented by neutral finishes, updated flooring, and large newer windows that create a comfortable space for everyday living and entertaining. The undeveloped basement provides excellent storage and future development potential, allowing the next owner to customize the space to suit their needs. Outside, mature trees create a private and tranquil setting, while the backyard offers room for gardening, pets, or future outdoor enhancements. Located in the highly sought-after community of Inglewood, residents enjoy one of Calgary's most walkable and lifestyle-focused neighborhoods. Just minutes from downtown, you'll be close to the Bow River pathway system, Inglewood Bird Sanctuary, Pearce Estates Park, Bow Habitat Station, Calgary Zoo, boutique shopping, local breweries, award-winning restaurants, cafes, parks, schools, and year-round community events. Inglewood is widely recognized for its unique character, historic charm, vibrant arts scene, and exceptional access to recreation and nature - and soon home to a stop on the new Green Line! Whether you're looking for a charming place to call home, a rental property, or an investment in one of Calgary's most desirable inner-city communities, this property

delivers outstanding value and future potential. Welcome to your new home!