



GRASSROOTS
REALTY GROUP

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2235 15A Street SE
Calgary, Alberta

MLS # A2215531



\$479,000

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	1947 (78 yrs old)
Beds:	2	Baths:	1
Garage:	None, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Unknown	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Wardrobe cabinet in bedroom

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.