



GRASSROOTS
REALTY GROUP

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1315 15 Street SW
Calgary, Alberta

MLS # A2232803



\$639,000

Division:	Sunalta		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1928 (97 yrs old)
Beds:	3	Baths:	2
Garage:	On Street, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Mid Efficiency	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: n/a

Well-maintained Cash Flowing bungalow located on a quiet street in the heart of Sunalta—just steps from a school, the LRT, and vibrant 17th Avenue. This is a fantastic opportunity for investors, whether you’re looking for a solid holding property with rental income or considering future redevelopment in a prime inner-city location. The main floor offers a bright, inviting layout with new laminate flooring, a cozy living room with a fireplace, two bedrooms with original hardwood, and a full bathroom. A separate side entrance leads to the lower-level illegal suite, which includes two additional bedrooms, a family room, a kitchenette, laundry area, and full bath—ideal for rental potential. Additional updates over the years include newer vinyl siding and roof, updated windows, new furnace, electrical panel, and refreshed flooring throughout. The single detached garage is currently used as storage but adds further flexibility. Don’t miss this great investment opportunity in one of Calgary’s most desirable inner-city neighborhoods. Call today to book your viewing!