



**GRASSROOTS**  
REALTY GROUP

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**2517 15A Street SW**  
**Calgary, Alberta**

**MLS # A2251814**



**\$529,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	781 sq.ft.	<b>Age:</b>	1918 (107 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None, RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Basement Refrigerator, Stove, Hood fan, washer/dryer

Unlock immediate rental income with this prime investment property located in the highly sought-after inner-city community of Bankview. Currently leased until March 1, 2026, this property offers stable cash flow and a turnkey opportunity for investors looking to expand their portfolio or enter Calgary's thriving rental market. Well-maintained and full of charm, this character home blends vintage style with modern updates that appeal to long-term tenants. The functional layout includes bright living spaces, an updated kitchen, and comfortable bedrooms, all contributing to consistent tenant satisfaction. The finished basement provides additional living or storage space, and the private backyard offers an ideal retreat for renters—low-maintenance and fully fenced. Investors will appreciate the peace of mind that comes with a secure tenancy already in place, along with the upside potential of owning in one of Calgary's most vibrant urban neighbourhoods. Walking distance to 17th Avenue, Marda Loop, schools, parks, and major transit routes, the location is highly desirable for professionals and young families alike. Whether you're a seasoned investor or just getting started, this is a rare opportunity to secure a revenue-generating property in a location known for consistent rental demand and future redevelopment potential.