



GRASSROOTS
REALTY GROUP

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2135 15 Street SW
Calgary, Alberta

MLS # A2267438



\$499,900

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	842 sq.ft.	Age:	1908 (117 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

ATTENTION BUILDERS, DEVELOPERS, & INVESTORS! Set on a 37.5' x 118' R-CG lot in the heart of Bankview, this property presents a rare opportunity for redevelopment in one of Calgary's most established inner-city communities. With rear-lane access free of power poles and a spacious west-facing backyard, the lot offers excellent flexibility for future construction. This property would also make a great buy-and-hold investment. The existing home is livable, and with possession available from February 2026, this is a fantastic opportunity for additional rental income while you do up plans and get the permits for development ahead of spring construction. Development potential includes a front-back duplex; possibly with secondary suites; or a single detached home with a secondary suite (both subject to City approval). Surrounded by tree-lined streets and character homes, this lot enjoys exceptional proximity to downtown—just 5 to 10 minutes away—and is within walking distance of 17th Avenue's dining and entertainment scene, including favourites such as Porch and Sumaq. Buckmaster Park sits only steps away, offering green space and community connection. Bankview's active community association continues to invest in local improvements, preserving the area's historic charm while embracing modern urban living. Reach out today for more information!