



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1413 15 Street SE
Calgary, Alberta

MLS # A2284636



\$825,000

Division:	Inglewood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,305 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Forced Air, Radiant	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Storage		

Inclusions: Shed, Outdoor Cat Enclosure

Nestled on a quiet, tree-lined street, this beautifully preserved 1912 detached character home offers a rare opportunity to own a piece of Calgary's history. Located in the heart of Inglewood and just steps from the Bow River's scenic pathways, Pearce Estate Park, and Nellie Breen Park, this home perfectly balances vibrant city living with peaceful natural surroundings. Inside, timeless character and thoughtful updates come together beautifully. Dark oak floors, vintage glass door knobs, original furnace registers, and large updated windows fill the home with warmth and natural light, while the living room is anchored by a cozy gas fireplace that invites you to relax and unwind. The renovated kitchen is both stylish and functional, featuring granite countertops, refaced cabinetry, stainless steel appliances, a modern backsplash, and an oversized island that naturally becomes the heart of daily living and entertaining. A versatile main-floor bedroom overlooks the west-facing backyard and is ideal as a home office, guest room, or flex space, complemented by a dining area, convenient 3-piece bathroom with heated floors, and main-floor laundry. Upstairs, two spacious bedrooms and a beautifully appointed 4-piece bathroom with a timeless clawfoot tub and heated floors, offer a peaceful and private retreat. The lower level offers incredible flexibility to suit your lifestyle, featuring a room with a heated floor, perfect for yoga, stretching, or exercise. The main room includes a laundry sink, making it an ideal space for creative pursuits such as painting, ceramics, or other hands-on hobbies. An unfinished room with a window offers endless potential and could easily be transformed into a 4th bedroom, media room, games room, or workshop. Abundant storage throughout ensures there's a place for everything, from seasonal decor to everyday essentials. Outside, the

private west-facing backyard provides the perfect setting to enjoy afternoon sun and quiet evenings, complete with a unique custom patio for pet lovers. Extensive updates completed between 2002 and 2025, including windows, roof, furnace, hot water tank, air conditioning, appliances, paint, and kitchen improvements, allow you to enjoy the beauty of a character home with modern peace of mind. This is a rare opportunity to own a home with character and modern updates, warmth, and character, all within one of Calgary's most beloved and walkable communities.