

# \$700,000 - 1527 15 Avenue Sw, Calgary

MLS® #A2215701

**\$700,000**

3 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.07 Acres

Sunalta, Calgary, Alberta

Charming Character Home nestled on a lovely tree-lined street, in one of Calgary's most sought-after inner-city communities – Sunalta. This character home blends timeless charm with generous space, all at an affordable price. This 2 story home is bright and spacious. Step up onto the quaint front covered porch and enter the spacious welcoming foyer. You will notice the expansive original hardwood floors, original woodwork, and a thoughtfully designed layout. The main level features an expansive living and dining area and a galley-style kitchen. The kitchen has been updated over the years, showcasing granite countertops, a newer microwave hood fan, and a newer dishwasher. A discreetly placed powder room on this level adds convenience and privacy. Upstairs, you'll find three generous bedrooms with great sized closets, a full bathroom with original claw foot tub, and access to a sunny upper-level deck. The basement offers full-height ceilings and is ready for your custom finishing touches. The washer and dryer are included.

Outside you will find a warm and inviting south-facing backyard framed by mature trees and a quaint firepit to gather around with friends. The property also includes convenient rear double off-street parking with alley access, as well as street parking out front. Located just steps from the Sunalta tennis courts, playgrounds, parks, community gardens, transit, C-Train station, and an array



of shops and restaurants, this home offers an unmatched lifestyle. Experience the best of inner-city living in a vibrant, well-established neighborhood – all at an accessible price point. Call your favorite Realtor today to book your private viewing of this property.

Built in 1912

**Essential Information**

MLS® #	A2215701
Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,293
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1527 15 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0Y3

**Amenities**

Parking Spaces	2
Parking	Alley Access, Parking Pad

**Interior**

Interior Features	Granite Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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