

# \$629,900 - 1226 15 Street Se, Calgary

MLS® #A2268020

**\$629,900**

2 Bedroom, 3.00 Bathroom, 1,915 sqft

Residential on 0.08 Acres

Inglewood, Calgary, Alberta

Welcome to this Beautiful Detached 2 Storey home in the heart of Inglewood and is only steps from the Bow River and offers Maintenance Free living on the outside, including the roof, the stucco siding, and the decks, no more shovelling or lawn maintenance. As you approach the property there is a Sunny West facing raised "composite" deck to enjoy the nicely landscaped garden areas and countless sunsets. Inside you are greeted by a very spacious Living room with lots of natural light and from there you proceed to the Dining room which overlooks the Living room and then into the spacious open kitchen complete with a breakfast bar and stainless steel appliances. In the adjacent Family room there is a natural gas fireplace, lots of windows and access to your East facing rear "composite" deck where you can enjoy the morning sun. Upstairs you will enjoy the large guest bedroom with a 4 piece bathroom right beside and then a few steps up there is a wonderful open space which is perfect for a home office or a sitting room on your way to the fabulous Primary bedroom which has vaulted ceilings, a 4 piece ensuite and loads of natural light from the gorgeous window set. The "over-sized" single attached garage has a very generous concrete driveway which is perfect for additional parking or it's the perfect space for someone who has hobbies and likes to tinker outside. There have been numerous upgrades to this property in the last year and they include: flat ceilings with



LED pot lights throughout the home, the home was fully painted and the attic spaces were fully re-insulated to prevent attic rain by Attic Rain Specialists which comes with a Lifetime Warranty, a new washing machine and a new electric range/stove. The Bow River pathways are right in front of you and the Harvey Passage White-Water Park is only minutes away. Inglewood is conveniently located right beside the Calgary Zoo, St. Patrick's Island, Calgary's new Arena and Inglewood's very own Music Mile plus numerous 9th Avenue shops, restaurants, bars and you're close enough yet not too close to the whole Downtown Scene! The Inglewood Village On The Bow complex is very well run with a \$3.1 million dollar reserve fund and wasn't affected by the 2013 floods. Reach out to your trusted realtor today and schedule your private viewing!

Built in 1994

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268020    |
| Price          | \$629,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,915       |
| Acres          | 0.08        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1226 15 Street Se |
| Subdivision | Inglewood         |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2G5K2  |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Snow Removal                                                                                |
| Parking Spaces | 2                                                                                           |
| Parking        | Concrete Driveway, Driveway<br>Rear, Off Street, Oversized,<br>Attached, Workshop in Garage |
| # of Garages   | 1                                                                                           |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum,<br>Home, No Smoking Home,<br>Remarks, Sump Pump(s), Va |
| Appliances        | Dishwasher, Dryer, Electric<br>Refrigerator, See Remarks, Washer, window coverings    |
| Heating           | Fireplace(s), Forced Air, Natural Gas, See Remarks                                    |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                        |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                                      |
| Lot Description   | Back Lane, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot,<br>See Remarks, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Concrete, Stucco, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 3                  |
| Zoning         | DC (pre 1P2007)    |

### Listing Details



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.