



## 2614 15A Street Calgary Alberta

\$729,000

Historic Bankview Hillside Bungalow - Timeless Elegance and Location! Welcome to a piece of history in Bankview, a community known for its charm. This historic hillside Bungalow offers approximately 900 square feet of living space on the main floor, featuring 9.5-foot ceilings and classic design elements that have withstood the test of time. Main Floor Features: o Rich hardwood flooring throughout, exuding warmth and character. o A spacious master bedroom for your comfort. o A versatile second bedroom or as an office. o A recently updated 4-piece bathroom. o The kitchen boasts stainless steel appliances, a breakfast bar, and abundant dining space. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. French doors lead to a covered rear patio, perfect for outdoor gatherings, entertaining, or enjoying your morning coffee. The meticulously landscaped yard provides privacy and tranquility. Fully Developed Basement: o An additional bedroom. o A well-appointed kitchen. o A convenient 3-piece bathroom. o Versatile spaces for a workshop or study. The basement is fully developed, offering flexibility for various needs, whether you're looking for a comfortable guest area, a self-contained illegal suite, or workspace. Recent Updates: o Roofing was replaced in 2020, ensuring peace of mind and protection for years to come. o Newer basement flooring was installed in 2020, adding a fresh and contemporary touch to the lower level. This home is more than a living space; it's an investment opportunity. Its location allows for a swift commute to downtown, and a wealth of amenities is within walking distance. The Bankview community is renowned for its convenience and appeal. Please note that tenant's rights apply, and a 24-hour notice is required for viewing appointments. (id:6769)

Other 11.83 Ft x 9.58 Ft

3pc Bathroom Measurements not available

Living room 19.58 Ft x 15.67 Ft

Bedroom 8.75 Ft x 13.50 Ft

Laundry room 11.75 Ft x 6.00 Ft

Living room 11.50 Ft x 16.67 Ft

Primary Bedroom 8.67 Ft x 16.08 Ft

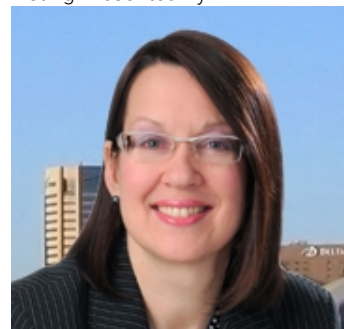
Den 8.75 Ft x 8.50 Ft

Kitchen 9.58 Ft x 8.33 Ft

Dining room 8.25 Ft x 9.75 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
KIRIN REALTY & MANAGEMENT  
INC.

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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