



## 1419 15 Street Calgary Alberta

\$799,900

\*\*\* OPEN HOUSE SUN JUNE 29TH , 1-3PM \*\*\*Tucked away on a peaceful street in one of Calgary's most walkable and vibrant communities, this rare 3 bedroom & 2 bath gem in Inglewood offers a lifestyle steeped in history, beauty, and convenience. With RC-2 zoning and the Bow River Pathway just steps away, this one and a-half-storey character home is a special find, the kind of place that feels like home the moment you walk in. The main floor greets you with a blend of timeless elegance and subtle updates that honour the past while embracing the present. High ceilings, wainscoting, and original sliding pocket doors create a sense of heritage and grace. In the dining room, a lovingly preserved built in china cabinet dating back over a century stands as a quiet reminder of the home's rich story a perfect backdrop for holiday dinners or Sunday brunches with family. The family room centres around a cozy fireplace that makes the space feel welcoming year round, while luxury vinyl plank flooring adds durability with a refined touch. The kitchen is filled with natural light and thoughtfully remodelled with Brazilian quartz countertops, a butler's pantry, and seamless access to a spacious back deck. Step outside to find a private backyard shaded by mature lilac trees , a charming retreat where spring blooms are met with birdsong and the soft rustle of leaves. Upstairs, two inviting bedrooms share a beautifully renovated bathroom with stylish finishes, offering a peaceful space to unwind after a day exploring the neighbourhood. The fully finished lower level expands the living space with a large recreation room, an additional bedroom, and a full 3 piece bath, ideal for guests, a home office, or a future suite setup with side entry door ( A secondary suite would be subject to approval and permitting by the city/ municipality). Living in Inglewood means having the best of both...

4pc Bathroom 7.50 Ft x 7.08 Ft

Bedroom 8.67 Ft x 13.00 Ft

Primary Bedroom 11.75 Ft x 13.42 Ft

Bedroom 8.42 Ft x 10.17 Ft

4pc Bathroom 7.08 Ft x 6.08 Ft

Recreational, Games room 9.25 Ft x 11.17 Ft

Furnace 8.25 Ft x 9.58 Ft

Dining room 12.17 Ft x 13.33 Ft

Kitchen 13.25 Ft x 12.92 Ft

Living room 12.25 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



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