

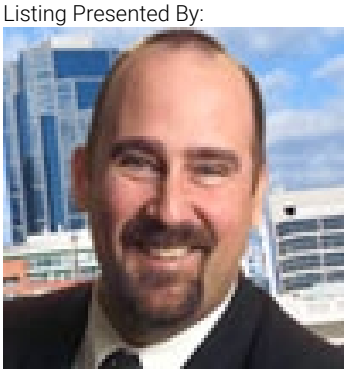
1640 15 Avenue Calgary Alberta

$850,000

** Open House Sunday November 8th from 11:30AM-1:00PM! ** This charming Arts & Crafts bungalow presents an exceptional opportunity in one of Calgary's most desirable established inner-city communities. Situated on a generous 31' x 130' corner lot directly across from the Calgary Tennis Club, this property offers an appealing combination of vintage character, an unbeatable location and exciting future possibilities. Whether you're looking to restore its original charm, renovate to suit your personal style, generate rental income or explore redevelopment potential, the opportunities here are plentiful! Inside, you'll find a home rich in original character and vintage charm, offering generously sized rooms, a spacious upper-level large primary bedroom with ensuite and endless possibilities to update, personalize and make it your own. The lower level features a self-contained two-bedroom illegal suite with its own entrance, currently rented to a long-term tenant who would love to stay, offering an attractive opportunity for supplemental income. Recent improvements include two new furnaces and a new hot water tank installed in January 2025, along with new luxury vinyl plank flooring in the basement living room and bedrooms. Beyond the home itself, the LOCATION IS EXCEPTIONAL! Enjoy being directly across from the Calgary Tennis Club and within walking distance of Sunalta School, neighbourhood skating rinks, community firepit gathering areas and Calgary's beautiful river pathway system. With convenient access to downtown, LRT stations, Edworthy Park, Shaganappi Golf Course, restaurants, shopping and everyday amenities, you'll love the convenience of this sought-after inner-city setting. Properties offering this combination of character, lot size, established rental income and future potential are increasingly hard to find. Whether you're an investor, renovator, developer ...

3pc Bathroom 6.58 Ft x 7.83 Ft
Bedroom 10.33 Ft x 13.17 Ft
Bedroom 8.17 Ft x 11.67 Ft
Kitchen 10.17 Ft x 7.17 Ft
Recreational, Games room 10.83 Ft x 23.25 Ft
Furnace 9.08 Ft x 10.83 Ft
Dining room 13.42 Ft x 11.83 Ft
Kitchen 9.42 Ft x 12.33 Ft
Living room 16.92 Ft x 12.92 Ft
Primary Bedroom 10.00 Ft x 11.83 Ft
Sunroom 10.83 Ft x 9.67 Ft
3pc Bathroom 13.92 Ft x 6.08 Ft

Listing Presented By:



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Furnace 3.92 Ft x 6.67 Ft

4pc Bathroom 8.08 Ft x 5.58 Ft

Bedroom 13.00 Ft x 9.17 Ft

Bedroom 19.00 Ft x 15.08 Ft

Other 20.25 Ft x 11.67 Ft