



## 2232 15A Street Calgary Alberta

\$870,000

Welcome home to this gorgeous 3 bedroom 3 and a half bathroom detached home in the heart of Inglewood, one of Calgary's most iconic and character rich inner city communities. Just minutes to downtown and steps to the Bow River pathways, the Bird Sanctuary, Wildlands Park, boutique shopping, and some of the city's best restaurants, this location offers a lifestyle that is second to none. This little section on the east side of Inglewood is a hidden gem and is known to be a quiet and safe part of the community. Offering over 2200 square feet of developed living space across three beautifully finished levels, this home combines timeless design with approximately \$60,000 in recent upgrades. All you have to do is move in. The main floor welcomes you with hardwood flooring that has been completely refinished and a fresh coat of paint throughout the entire interior, creating a bright and polished feel. The living and dining areas are anchored by a dual sided gas fireplace that adds warmth and architectural interest while maintaining an open and functional layout. The spacious eat in kitchen is designed for both everyday living and entertaining. With its generous island, modern stone backsplash, and brand new induction stove, this is a space where family and friends naturally gather. The layout offers excellent flow and plenty of room for dining, making it as practical as it is inviting. Upstairs you will find two large bedrooms, each with its own beautifully finished ensuite. The primary ensuite features a spacious shower, while the second bedroom ensuite includes a tub and shower combination, offering flexibility for family or guests. A versatile bonus room provides the perfect home office, reading area, flex space, or even a child's nursery. Brand new luxury vinyl plank flooring has been installed throughout the entire upper level, and new blinds have been added throu...

Recreational, Games room 15.42 Ft x 11.67 Ft

Bedroom 11.08 Ft x 14.83 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 17.00 Ft x 11.92 Ft

Dining room 9.00 Ft x 12.42 Ft

Other 18.50 Ft x 15.92 Ft

Den 10.42 Ft x 6.83 Ft

Primary Bedroom 16.00 Ft x 10.67 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bedroom 13.08 Ft x 12.17 Ft

3pc Bathroom 8.42 Ft x 4.92 Ft

Laundry room 7.67 Ft x 4.92 Ft

a

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<http://www.doublevrealstate.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

