

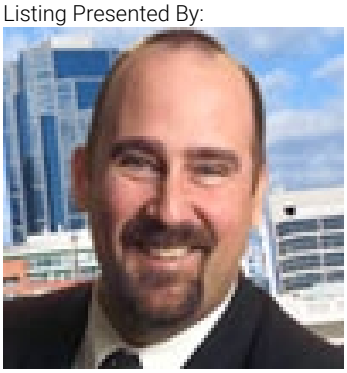
2619 15 Street Calgary Alberta

$785,000

Discover the perfect blend of timeless character, charm, and modern comfort in this beautifully maintained home, ideally situated in the heart of Calgary's vibrant inner city. Filled with natural light and rich architectural details, this inviting residence offers an exceptional opportunity to enjoy the best of inner-city living while benefiting from the added flexibility of a lower-level suite. A charming, sun-filled glass-enclosed front porch welcomes you home, providing the perfect setting to enjoy your morning coffee. Inside, the spacious living room is bathed in natural light from a large south-facing window, creating a warm and comfortable space to relax or gather with family and friends. The adjoining formal dining room showcases elegant crown moulding and a beautiful chandelier, offering a timeless setting for everyday meals and entertaining. Toward the rear of the home, west-facing windows capture the afternoon sunshine and overlook the beautifully landscaped, private backyard. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with eastern exposure, allowing you to wake up to the morning sun. The lower level features an illegal suite, offering excellent flexibility for extended family, guests, or potential rental income. Whether considering a long-term rental or short-term accommodation, this additional living space presents an attractive opportunity for buyers looking to offset ownership costs, subject to applicable regulations and approvals. The basement furnishings may also be included, creating the potential for a turnkey rental setup. This home has also benefited from numerous significant upgrades in recent years, offering added comfort and peace of mind. Improvements include a new roof in 2023, a new furnace and hot water tank in 2024, and all-new triple-pane windows, exterior doors, and a replaced deck in 20...

4pc Bathroom 6.17 Ft x 6.58 Ft
Bedroom 10.75 Ft x 12.17 Ft
Bedroom 10.75 Ft x 9.83 Ft
Primary Bedroom 14.50 Ft x 12.67 Ft
3pc Bathroom 9.83 Ft x 4.00 Ft
Other 9.83 Ft x 5.42 Ft
Furnace 9.75 Ft x 7.33 Ft
Breakfast 9.33 Ft x 13.67 Ft
Dining room 10.83 Ft x 12.50 Ft
Foyer 6.17 Ft x 13.42 Ft
Kitchen 7.58 Ft x 9.83 Ft
Living room 14.08 Ft x 11.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

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

Bedroom 15.75 Ft x 9.00 Ft

Recreational, Games room 15.67 Ft x 10.17 Ft

Sunroom 15.08 Ft x 6.50 Ft