# \$774,900 - 1638 15 Avenue Sw, Calgary

MLS® #A2209355

#### \$774,900

4 Bedroom, 2.00 Bathroom, 1,430 sqft Residential on 0.09 Acres

Sunalta, Calgary, Alberta

Located in the desirable neighborhood of Sunalta, and only steps to the Calgary Tennis Club, this location is sure to impress! A quick 5 min walk to the Sunalta C Train Station for your easy commute. A quick bike to the pathway along the Bow River. Royal Sunalta park with a fun playground is just steps away. The perfect location for outdoor enthusiasts! Upstairs kitchen has granite counters, with an abundance of space for food preparing. Opening directly into the dining room, this is great space for entertaining. Sunroom off the back, west side, is great for cool evenings. 3 Good sized bedrooms located on the upper floor. Separate entrance for the lower level. Basement has illegal suite, w/ 2 bedrooms & good sized living room. Kitchen has a good amount of counter space & cupboards. Fully fenced west back yard, to enjoy those summer evenings. Don't miss out on this fantastic opportunity - book your viewing today!

Built in 1921

Price

#### **Essential Information**

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Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,430

Acres 0.09







Year Built 1921

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

### **Community Information**

Address 1638 15 Avenue Sw

Subdivision Sunalta
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0Y2

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Granite Counters

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Suite

#### **Exterior**

Exterior Features Lighting, Playground, Private Entrance, Private Yard, Tennis Court(s)

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle
Construction Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 8th, 2025

Days on Market 210
Zoning M-CG

## **Listing Details**

#### Listing Office Century 21 Masters

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