## \$629,900 - 1226 15 Street Se, Calgary

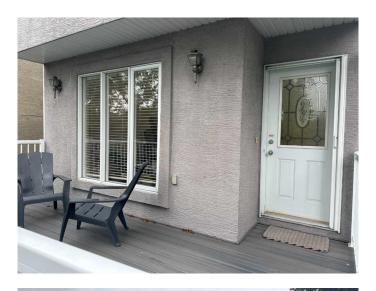
MLS® #A2268020

## \$629,900

2 Bedroom, 3.00 Bathroom, 1,915 sqft Residential on 0.08 Acres

Inglewood, Calgary, Alberta

Welcome to this Beautiful Detached 2 Storey home in the heart of Inglewood and is only steps from the Bow River and offers Maintenance Free living on the outside, including the roof, the stucco siding, and the decks, no more shovelling or lawn maintenance. As you approach the property there is a Sunny West facing raised "composite" deck to enjoy the nicely landscaped garden areas and countless sunsets. Inside you are greeted by a very spacious Living room with lots of natural light and from there you proceed to the Dining room which overlooks the Living room and then into the spacious open kitchen complete with a breakfast bar and stainless steel appliances. In the adjacent Family room there is a natural gas fireplace, lots of windows and access to your East facing rear "composite" deck where you can enjoy the morning sun. Upstairs you will enjoy the large guest bedroom with a 4 piece bathroom right beside and then a few steps up there is a wonderful open space which is perfect for a home office or a sitting room on your way to the fabulous Primary bedroom which has vaulted ceilings, a 4 piece ensuite and loads of natural light from the gorgeous window set. The "over-sized" single attached garage has a very generous concrete driveway which is perfect for additional parking or it's the perfect space for someone who has hobbies and likes to tinker outside. There have been numerous upgrades to this property in the last year and they include: flat ceilings with





LED pot lights throughout the home, the home was fully painted and the attic spaces were fully re-insulated to prevent attic rain by Attic Rain Specialists which comes with a Lifetime Warranty, a new washing machine and a new electric range/stove. The Bow River pathways are right in front of you and the Harvey Passage White-Water Park is only minutes away. Inglewood is conveniently located right beside the Calgary Zoo, St. Patrick's Island, Calgary's new Arena and Inglewood's very own Music Mile plus numerous 9th Avenue shops, restaurants, bars and you're close enough yet not too close to the whole Downtown Scene! The Inglewood Village On The Bow complex is very well run with a \$3.1 million dollar reserve fund and wasn't affected by the 2013 floods. Reach out to your trusted realtor today and schedule your private viewing!

Built in 1994

## **Essential Information**

MLS® # A2268020 Price \$629,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,915

Acres 0.08

Year Built 1994

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 1226 15 Street Se

Subdivision Inglewood

City Calgary
County Calgary
Province Alberta
Postal Code T2G5K2

**Amenities** 

Amenities Snow Removal

Parking Spaces 2

Parking Concrete Driveway, Driveway

Rear, Off Street, Oversized,

Attached, Workshop in Garag

# of Garages 1

Interior

Interior Features Breakfast Bar, Central Vacu

Home, No Smoking Home,

Remarks, Sump Pump(s), Va

Appliances Dishwasher, Dryer, Electric

Refrigerator, See Remarks, Vvasner, vvindow Covenings

Heating Fireplace(s), Forced Air, Natural Gas, See Remarks

Cooling None
Fireplace Yes
# of Fireplaces 1

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Fireplaces Family Room, Gas, Mantle, Tile

Has Basement Yes
Basement Full

**Exterior** 

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot,

See Remarks, Street Lighting, Treed

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed October 30th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

**Listing Details** 

