

# \$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

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209355  |
| Price          | \$774,900 |
| 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 | 154             |
| Zoning         | M-CG            |

### Listing Details

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