

**2232 15A Street SE**  
**Calgary, Alberta**

**MLS # A2289339**



**\$897,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,557 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Security Cameras

Open House Saturday Feb 28 11 AM - 1 PM 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. 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 throughout the home. The primary walk in closet is complete with newly installed

wardrobe organizers for added functionality. The fully developed lower level expands your living space with a third bedroom, full bathroom, and comfortable family room. Brand new high end carpet has been installed on the stairs leading to the upper level and throughout the entire basement, giving these areas a fresh and cohesive finish. Significant mechanical upgrades provide real peace of mind, including brand new central air conditioning, a new hot water tank, new sump pump, radon fan installation, improved exterior drainage directing water away from the home, and a new Ecobee thermostat. Step outside to a professionally landscaped backyard designed for relaxation and entertaining, along with the added convenience of a double detached garage, a true asset in the inner city. This is a rare opportunity to own a fully upgraded detached home in one of Calgary's most desirable communities. Don't miss out, book your private showing today.