

# \$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	16
Zoning	M-CG

### Listing Details

Listing Office

Century 21 Masters

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