1640 15 Avenue SW

Calgary | Active | MLS® A2341335

$850,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1914**	**1,429.53 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

** Open House Sunday November 8th from 11:30AM-1:00PM! ** This charming Arts & Crafts bungalow presents an exceptional opportunity in one of Calgary's most desirable established inner-city communities. Situated on a generous 31' x 130' corner lot directly across from the Calgary Tennis Club, this property offers an appealing combination of vintage character, an unbeatable location and exciting future possibilities.

Whether you're looking to restore its original charm, renovate to suit your personal style, generate rental income or explore redevelopment potential, the opportunities here are plentiful! Inside, you'll find a home rich in original character and vintage charm, offering generously sized rooms, a spacious upper-level large primary bedroom with ensuite and endless possibilities to update, personalize and make it your own.

The lower level features a self-contained two-bedroom illegal suite with its own entrance, currently rented to a long-term tenant who would love to stay, offering an attractive opportunity for supplemental income.

Recent improvements include two new furnaces and a new hot water tank installed in January 2025, along with new luxury vinyl plank flooring in the basement living room and bedrooms. Beyond the home itself, the LOCATION IS EXCEPTIONAL! Enjoy being directly across from the Calgary Tennis Club and within walking distance of Sunalta School, neighbourhood skating rinks, community firepit gathering areas and Calgary's beautiful river pathway system.

With convenient access to downtown, LRT stations, Edworthy Park, Shaganappi Golf Course, restaurants, shopping and everyday amenities, you'll love the convenience of this sought-after inner-city setting. Properties offering this combination of character, lot size, established rental income and future potential are increasingly hard to find.

Whether you're an investor, renovator, developer or someone dreaming of bringing new life to a classic Calgary home, this is your chance to secure a truly special property in an outstanding location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341335
Bedrooms	5
Bathrooms	3
Year Built	1914
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	1 and Half Storey
Total Living Area:	1,429.53 sq. ft.
Main Level Finished Area:	982.58 sq. ft.
Upper Level Finished Area:	446.95 sq. ft.
Below Grade Finished Area:	800.88 sq. ft.
Acreage:	No
Lot Area:	4,058 sq. ft.
Lot Frontage:	130'5"
Front Exposure:	West
Levels:	One and One Half
Total Rooms Above Grade:	7
Year built:	1914 (Age: 112)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	5380V
Heating:	Forced Air
Basement:	Full, Finished, Walk Up

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Other, See Remarks, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Sunalta
Appliances:	Dryer, Washer
Inclusions:	2x Refrigerators, 2x Stove, Hood Fan Basement
Restrictions:	Encroachment, Restrictive Covenant
Main Floor	Bedroom · 13' × 9'2" ·
Main Floor	Dining Room · 13'5" × 11'10" ·
Main Floor	Kitchen · 12'4" × 9'5" ·
Main Floor	Living Room · 16'11" × 12'11" ·
Main Floor	Bedroom - Primary · 11'10" × 10' ·

Main Floor	Sunroom/Solarium · 10'10" × 9'8" ·
Upper Level	Bedroom · 19' × 15'1" ·
Upper Level	Walk-In Closet · 20'3" × 11'8" ·
Basement	Bedroom · 13'2" × 10'4" ·
Basement	Bedroom · 11'8" × 8'2" ·
Basement	Kitchen · 10'2" × 7'2" ·
Basement	Game Room · 23'3" × 10'10" ·
Basement	Furnace/Utility Room · 10'10" × 9'1" ·
Basement	Furnace/Utility Room · 6'8" × 3'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d111
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1640-15-avenue-sw-calgary-a2341335/

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