2619 15 Street SW

Calgary | Active | MLS® A2353900

$785,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1911**	**1,382.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Masters

A closer look

Discover the perfect blend of timeless character, charm, and modern comfort in this beautifully maintained home, ideally situated in the heart of Calgary’s vibrant inner city. Filled with natural light and rich architectural details, this inviting residence offers an exceptional opportunity to enjoy the best of inner-city living while benefiting from the added flexibility of a lower-level suite. A charming, sun-filled glass-enclosed front porch welcomes you home, providing the perfect setting to enjoy your morning coffee. Inside, the spacious living room is bathed in natural light from a large south-facing window, creating a warm and comfortable space to relax or gather with family and friends. The adjoining formal dining room showcases elegant crown moulding and a beautiful chandelier, offering a timeless setting for everyday meals and entertaining. Toward the rear of the home, west-facing windows capture the afternoon sunshine and overlook the beautifully landscaped, private backyard. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with eastern exposure, allowing you to wake up to the morning sun. The lower level features an illegal suite, offering excellent flexibility for extended family, guests, or potential rental income. Whether considering a long-term rental or short-term accommodation, this additional living space presents an attractive opportunity for buyers looking to offset ownership costs, subject to applicable regulations and approvals. The basement furnishings may also be included, creating the potential for a turnkey rental setup. This home has also benefited from numerous significant upgrades in recent years, offering added comfort and peace of mind. Improvements include a new roof in 2023, a new furnace and hot water tank in 2024, and all-new triple-pane windows, exterior doors, and a replaced deck in 2025. Most recently, 2026 updates include a brand-new refrigerator, stove, and dishwasher, refinished kitchen cabinetry, and fresh paint in the kitchen and main stairway. Outside, the beautifully maintained west-facing backyard is a private retreat surrounded by mature greenery, established perennials, and lush landscaping. Enjoy warm summer evenings, outdoor dining, or entertaining friends and family in this peaceful setting. The location is equally impressive, offering exceptional walkability to the shops, restaurants, and cafés of Marda Loop, along with nearby parks, off-leash areas, and convenient access to downtown Calgary. Combining classic character, comfortable living spaces, income potential, and an outstanding inner-city location, this is a wonderful opportunity to own a home with both charm and versatility.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353900
Bedrooms	4
Bathrooms	2
Year Built	1911
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:	2 Storey
Total Living Area:	1,382.25 sq. ft.
Acreage:	No
Lot Area:	2,787 sq. ft.
Lot Frontage:	25'
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1911 (Age: 115)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	3910R
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Bankview (Calgary)
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Main Floor	Breakfast Nook · 13'8" × 9'4" ·
Main Floor	Dining Room · 12'6" × 10'10" ·
Main Floor	Foyer · 13'5" × 6'2" ·
Main Floor	Kitchen · 9'10" × 7'7" ·
Main Floor	Living Room · 14'1" × 11'11" ·
Main Floor	Sunroom/Solarium · 15'1" × 6'6" ·
2nd Floor	Bedroom · 12'2" × 10'9" ·
2nd Floor	Bedroom · 10'9" × 9'10" ·
2nd Floor	Bedroom - Primary · 14'6" × 12'8" ·

Basement	Other · 9'10" × 5'5" ·
Basement	Bedroom · 15'9" × 9' ·
Basement	Game Room · 15'8" × 10'2" ·
Basement	Furnace/Utility Room · 9'9" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Built-in Features, Closet Organizers
Exterior Features:	Private Yard
Patio And Porch Features:	Enclosed, Front Porch, Glass Enclosed, Rear Porch
Lot Features:	Back Yard, City Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2619-15-street-sw-calgary-a2353900/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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