A 1712 15 Street NW

Calgary | Active | MLS® A2353566

$364,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1980**	**1,203.67 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

THREE PRIVATE OUTDOOR LIVING AREAS IN THE HEART OF CAPITOL HILL! A rare find at this price point, this beautifully updated two-storey townhome offers three distinct outdoor spaces, including a welcoming front outdoor area, a private rear yard and a balcony off the primary bedroom. Offering over 1,200 sq. ft. above grade in one of Calgary's most desirable inner-city communities, this move-in-ready home combines exceptional outdoor living, thoughtful upgrades and an unbeatable location.

Step inside to discover a spacious living room featuring a cozy wood-burning fireplace, beautiful hardwood flooring and plenty of room to relax or entertain. The updated kitchen showcases quartz countertops, an island and modern finishes, flowing into a dedicated dining area. A convenient main-floor powder room completes the level.

Upstairs, you'll find two generously sized bedrooms, including a spacious primary retreat with a walk-in closet, along with a beautifully renovated four-piece bathroom. Neutral paint throughout creates a fresh, welcoming atmosphere, while updated triple-pane windows on the main and upper levels, including the patio door, add comfort and efficiency. Additional improvements include an upgraded electrical panel and furnace.

The full basement provides laundry facilities, ample storage and flexible unfinished space for your future needs. Outside, enjoy your own private fenced yard and outdoor living area, ideal for relaxing or entertaining. An assigned parking stall adds everyday convenience.

Situated in the highly desirable inner-city community of Capitol Hill, this exceptional location offers outstanding convenience with easy access to SAIT, Alberta University of the Arts, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and downtown Calgary. Enjoy nearby Confederation Park, North Hill Shopping Centre, the Southern Alberta Jubilee Auditorium, local schools, restaurants and everyday amenities. With convenient access to the Lions Park and SAIT C-Train stations, major roadways and the vibrant Kensington district, this location offers the perfect balance of established neighbourhood charm and inner-city accessibility. With its excellent location, thoughtful upgrades and move-in-ready condition, this is an outstanding opportunity to enjoy the space and privacy of a townhome without the maintenance of a detached property.

Beautifully updated, exceptionally located and ready for its next owner. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353566
Bedrooms	2
Bathrooms	2

Year Built	1980
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,203.67 sq. ft.
Main Level Finished Area:	657.86 sq. ft.
Upper Level Finished Area:	545.8 sq. ft.
Below Grade Finished Area:	654.86 sq. ft.
Condo Fee:	$395.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	West
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8110006
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Sink
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Capitol Hill
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Range Hood, Refrigerator, Washer

Inclusions:	Seller to provide credit towards stove.
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 8'3" × 7'8" ·
Main Floor	Kitchen · 13'3" × 9'11" ·
Main Floor	Living Room · 20'5" × 16'7" ·
2nd Floor	Bedroom · 11'8" × 9' ·
2nd Floor	Bedroom - Primary · 14'6" × 12'11" ·
Basement	Laundry · 12'3" × 10'11" ·
Basement	Furnace/Utility Room · 15' × 13' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/a-1712-15-street-nw-calgary-a2353566/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.