

3020 15 Avenue SW
Calgary, Alberta

MLS # A2267430



\$425,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	976 sq.ft.	Age:	1953 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot		

Heating:	Gravity	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows, Wood Windows		

Inclusions: n/a

Discover incredible value in one of Calgary's most sought-after inner-city communities. This semi-attached home in Shaganappi offers an ideal opportunity for first-time buyers or savvy investors looking for a property with solid fundamentals and endless potential. Inside, you'll find a well-maintained layout with bright living spaces and the flexibility to make it your own. Most of the windows have been updated, bringing in natural light throughout, and the roof was replaced in 2019—a major upgrade already taken care of. The unfinished basement provides a blank canvas for future development, whether you're planning additional living space, a secondary suite (subject to approval), or extra storage. Step outside and enjoy everything this location has to offer. Shaganappi is known for its mature trees, friendly streets, and unbeatable convenience. You're just minutes from two LRT stations for an easy downtown commute, Westbrook Mall and the public library for everyday amenities, and Shaganappi Point Golf Course, river pathways, and Killarney pool for recreation and relaxation. Quick access to Bow Trail and Crowchild Trail means you can be downtown in minutes or heading west to the mountains for a weekend escape. This is your chance to get into one of Calgary's best inner-city locations at an affordable price point. Whether you're looking to live in, renovate, or rent out, this home is a smart investment in a thriving community.