

5, 2400 15 Street SW  
Calgary, Alberta

MLS # A2285351



**\$249,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, Vaulted Ceiling(s), Vinyl Windows		

  

<b>Inclusions:</b>	N/A
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INNER-CITY LIVING WITH DOWNTOWN VIEWS! Welcome to this bright and beautifully refreshed 2-storey stacked townhouse in the heart of Bankview — just steps to 17th Avenue's restaurants, cafés, nightlife and everyday amenities. From the moment you walk in, the soaring 20-ft cathedral ceiling creates an immediate sense of space. The main floor offers a well sized living area anchored by a cozy corner wood-burning fireplace and double sliding doors leading to your private balcony with views of downtown Calgary — the perfect spot for morning coffee or evening unwinding under the glow of the city lights. The galley-style kitchen features stainless steel appliances, generous cabinetry and excellent natural light, flowing seamlessly into a dedicated dining area and flexible den space ideal for a home office or study nook. Recent upgrades give this home a fresh, move-in ready feel, including new luxury vinyl plank flooring on the stairs and upper level, fresh white paint throughout, updated light fixtures, a new washer and dryer, plus a refreshed bathroom complete with new vanity and modern finishes. Upstairs, the primary bedroom is bright and inviting with a striking floor-to-ceiling corner window. A full 4-piece bathroom and convenient in-suite laundry complete the upper level. Additional features include heated underground parking with private storage — a rare and valuable perk for inner-city living. Whether you're a first-time buyer looking to get into the market, a student wanting quick access to downtown and transit, or an investor seeking a well-located rental property, this is a smart opportunity in one of Calgary's most walkable neighbourhoods. Enjoy quick access to Marda Loop, Mission, downtown, public transit, grocery stores, gyms and countless local hotspots — all just minutes from your

door. Urban lifestyle. Smart investment. Exceptional value.