

5, 2400 15 Street SW
Calgary, Alberta

MLS # A2285351



\$249,900

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

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

Inclusions: N/A

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.