

**2210 15A Street SE**  
**Calgary, Alberta**

**MLS # A2185844**



**\$739,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** None

Who wouldn't love living in trendy Inglewood? Welcome home to this fabulous, fully renovated home. Experience the lifestyle of living in Inglewood, one of Calgary's most dynamic communities. Imagine being able to walk to all the boutiques, coffee shops, restaurants, pubs, art studios, concerts, fitness studios, and pathways along the river! This location combines the buzz of inner-city living with the tranquility of parks, the bird sanctuary, playgrounds, and river pathways, giving you the best of both worlds. Inside, you'll appreciate the light mudroom and be welcomed by a charming staircase. Engineered hardwood floors flow through the main living and dining space, with a modern kitchen, brand-new appliances, and spacious countertops. There are three bedrooms on the second floor, brand new carpets make you feel extremely warm, the luxurious master bedroom bathroom is very comfortable, and the other two bedrooms share a beautiful full bathroom. The unfinished basement offers additional storage. The property features a 19'5" x 23'5" fully brand-new detached garage. Home upgrades/features in 2023 and 2024 include Full house painting, Stoney front yard, new deck and landscaping for front yard and back yard, vinyl flooring in bathrooms and kitchen, patio door, new roof, showers in bathrooms, All new doors and Triple windows, kitchen cabinets, new double detached garage, new appliance for the kitchen, new washer and dryer, new fireplace, new furnace, new toilets, new stair railing and all lights, new vinyl sidings, new engineered wood flooring for living and dining room, new carpet on the second floor, new bedrooms wardrobes. This home filled with love and history is waiting for you to create your own memories and enjoy Inglewood's vibrant lifestyle. Don't miss this unique opportunity!