

**2223 15A Street SE**  
**Calgary, Alberta**

**MLS # A2217132**



**\$549,900**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, See Remarks		

**Inclusions:** NA

Character and charm in the best neighborhood in Calgary! Located on a quiet street in Inglewood, this turn of the century gem is in the perfect location. Inside, you'll enter into a large but cozy living room, that is flooded with natural light, a plant growers dream. You'll notice the great shape that this house has been kept in, with tasteful upgrades throughout. The main floor consists of 2 bedrooms and a nicely renovated bathroom. The kitchen is huge, with an island and plenty of room for a dining table. Note the dedicated pantry and lots of counter space. Laundry is in the partial basement. The best is yet to come, as you exit the backyard onto the large deck, with a hot tub! The west facing backyard is huge and perfect for fires with friends or unwinding after a long day. Forget looking at townhouses or condo's, at this place you will get your very own oversized heated and insulated double garage with 220v wiring! Whether you're biking along the extensive river pathway system, or hanging out at the many breweries in all around you, you'll quickly understand why Inglewood was voted the best neighbourhood in Canada!