

# \$439,000 - 2645 15 Avenue Se, Calgary

MLS® #A2231058

## \$439,000

4 Bedroom, 2.00 Bathroom, 834 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

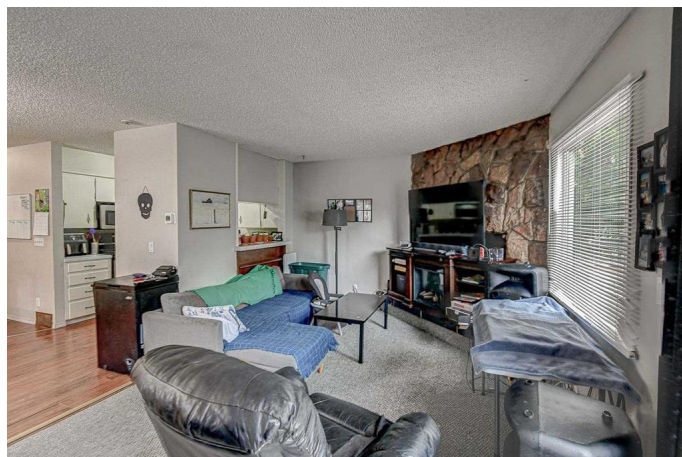
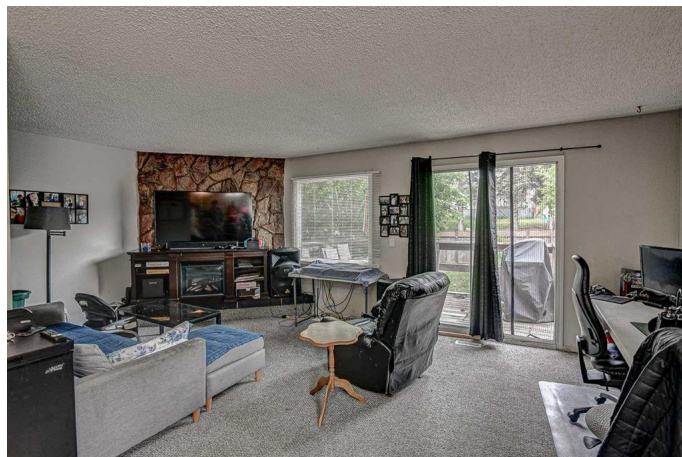
Investor Alert!!! Don't miss this excellent investment opportunity! This revenue-generating property features a LEGAL basement suite and is ideally situated just minutes from downtown, with easy access to Deerfoot Trail and surrounded by numerous parks. Main floor Unit offers 2 bedrooms, 4 pc bath, living room, kitchen and dining area and basement unit has one bedroom 3 pc bath, kitchen and living room. Main floor unit rent is \$1800/monthly and basement \$1500/monthly. NO RPR will be provided. Centrally Located | Minutes to Downtown | Strong Rental Income

Built in 1976

## Essential Information

MLS® #	A2231058
Price	\$439,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information



Address	2645 15 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0L6

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Premiere Realty Direct
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