

\$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

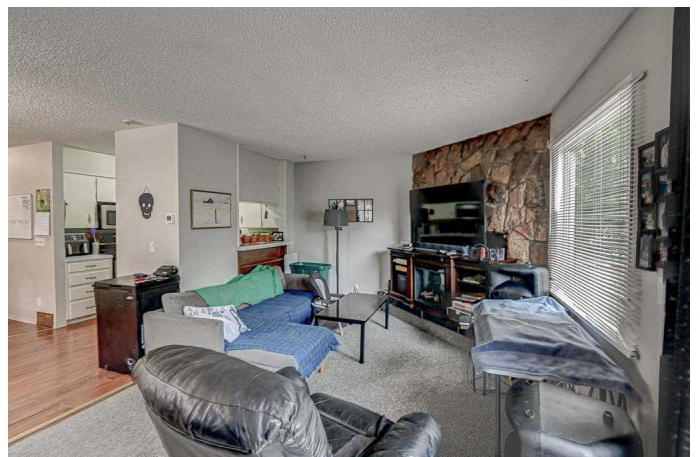
Investor Alert!!! Don't miss this excellent investment opportunity! This revenue-generating property features a LEGAL basement suite and is ideally situated just minutes from downtown, with easy access to Deerfoot Trail and surrounded by numerous parks. Main floor Unit offers 2 bedrooms, 4 pc bath, living 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	24
Zoning	R-CG

Listing Details

Listing Office	Premiere Realty Direct
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