

# \$790,000 - 2502 15 Street Sw, Calgary

MLS® #A2221482

**\$790,000**

2 Bedroom, 4.00 Bathroom, 1,931 sqft

Residential on 0.00 Acres

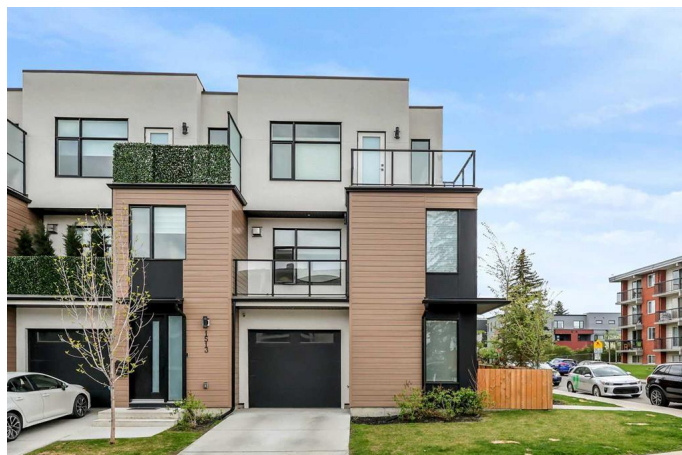
Bankview, Calgary, Alberta

This exclusive collection of contemporary townhomes offers stylish, high-quality living in the heart of Calgary's inner city. Each thoughtfully designed unit features 3 bedrooms, 3.5 bathrooms, and refined finishes throughout—all in excellent condition and built for comfort, convenience, and modern living.

Inside, a chef-inspired kitchen anchors the main living area, complete with Bosch stainless steel appliances, a granite undermount sink, counter-depth fridge with water and ice maker, gas range, built-in microwave, and a full-size pantry. Full-slab, vein-matched porcelain backsplash and high-pressure laminate cabinetry provide a sleek, cohesive look, while engineered hardwood flooring and a gas fireplace add warmth and elegance.

The entry level welcomes you via a fully insulated and drywalled attached garage with 9-foot ceilings, an 8'x8' door, and a heating hookup—perfect for Calgary winters. This level includes a bright bedroom with a private 4-piece ensuite and direct access to your own fenced backyard with green space, plus a concrete parking pad.

The second floor offers a sun-soaked, open-concept living space with flat ceilings, a shiplap built-in TV feature wall, built-in speakers, and a private, partially covered balcony equipped with a BBQ hookup. The powder room features brushed gold fixtures and a backlit mirror, while an adjacent den



offers flexibility for a home office or reading nook.

Comfort meets technology throughout the home with built-in ceiling speakers on all three floors, powered by three separate Sonos amps (value at ~\$800-\$1000 each), giving you independent audio control from your phone or smart device for each level. Additional modern comforts include central air conditioning and custom Hunter Douglas blinds throughout, including motorized blinds on the large second-floor window and blackout blinds in both upper-floor bedrooms.

On the top level, unwind in the primary retreat, which includes a walk-through closet and a spa-inspired 5-piece ensuite with a freestanding tub, rain shower with built-in niche, and a skirted toilet. Enjoy city views from your second private balcony. A third bedroom with its own ensuite and a generous laundry room with side-by-side washer/dryer space and a built-in folding counter complete this floor.

Set in the desirable Upper Bankview community, this home is steps away from parks, green spaces, and within walking distance to the Shops of Marda Loop and the vibrant 17th Avenue Entertainment and Retail District.

Upper Bankview Towns delivers exceptional design, thoughtful upgrades, and inner-city convenienceâ€”an ideal blend of luxury and lifestyle.

Built in 2020

**Essential Information**

MLS® #	A2221482
Price	\$790,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,931
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2502 15 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3Z5

### Amenities

Amenities	None
Parking Spaces	2
Parking	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Insulated, Oversized, Single Garage Attached, Private Electric Vehicle Charging Station(s)
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Corner Lot, Few Trees, Landscaped, Views
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	M-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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