

# \$899,900 - 2620 15a Street Sw, Calgary

MLS® #A2264817

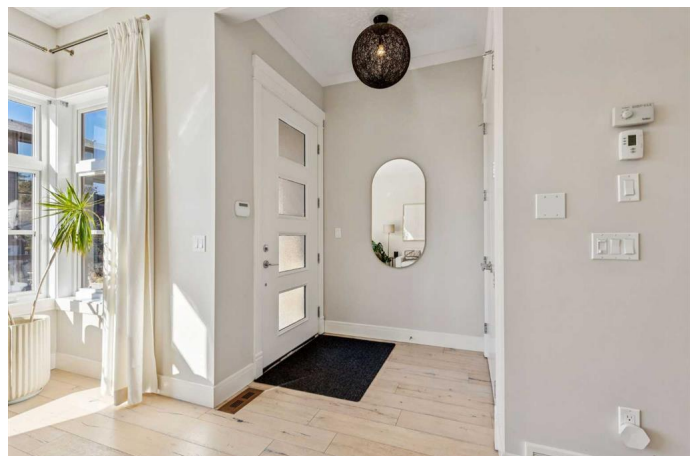
**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,273 sqft

Residential on 0.06 Acres

Bankview, Calgary, Alberta

This inner-city infill delivers nearly 3,000 ft<sup>2</sup> of beautifully designed living space and a rare attached front double garage. Thoughtfully finished with exceptional soundproofing and QUALITY MATERIALS, it's built for entertaining and everyday comfort. Step inside to 10-ft ceilings, wide-plank hardwood, and a bright, open plan with glass railings and large windows. At the centre of the home, the kitchen impresses with JennAir appliances, a 5-burner gas cooktop, an oversized island with seating, abundant drawer storage, and a dedicated beverage bar with under-counter fridge and shelving, equally suited to morning espresso or evening pours. The spacious dining area flows into the living room, where a two-way fireplace creates a cozy focal point. A walk-in pantry adds storage, while a practical rear mudroom keeps everything organized. Upstairs are three generous bedrooms with custom closet organizers. The luxurious primary retreat features a walk-in closet and a spa-inspired 6-piece ensuite with steam shower, double vanity, and jetted tub. The second-floor laundry room includes a sink and cabinetry for everyday convenience. The lower level expands your living space with a family room, full bathroom, and a versatile guest room with a sizeable walk-in closet. Notable upgrades include built-in speakers throughout, a double-insulated garage, oversized water heater, central air conditioning, rough-in for central vac, and new shingles in 2023. With quick access to downtown, a nearby off-leash



dog park, and the boutiques and dining of Marda Loop, this is a rare opportunity on one of Bankview's signature streets, celebrated for its charm and convenience to the inner city. Schedule your private showing today.

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264817               |
| Price          | \$899,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,273                  |
| Acres          | 0.06                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2620 15a Street Sw |
| Subdivision | Bankview           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4B9            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No |
|-------------------|--------------------------------------------------------------------------|

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
|                 | Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Walk-In Closet(s)   |
| Appliances      | Bar Fridge, Built-In Oven, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas                                                                             |
| Cooling         | Central Air                                                                                         |
| Fireplace       | Yes                                                                                                 |
| # of Fireplaces | 1                                                                                                   |
| Fireplaces      | Double Sided, Gas, Living Room                                                                      |
| Has Basement    | Yes                                                                                                 |
| Basement        | Full                                                                                                |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Lighting                                               |
| Lot Description   | Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Cedar, Stone, Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 10                 |
| Zoning         | M-CG d111          |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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