

# \$425,000 - 3020 15 Avenue Sw, Calgary

MLS® #A2267430

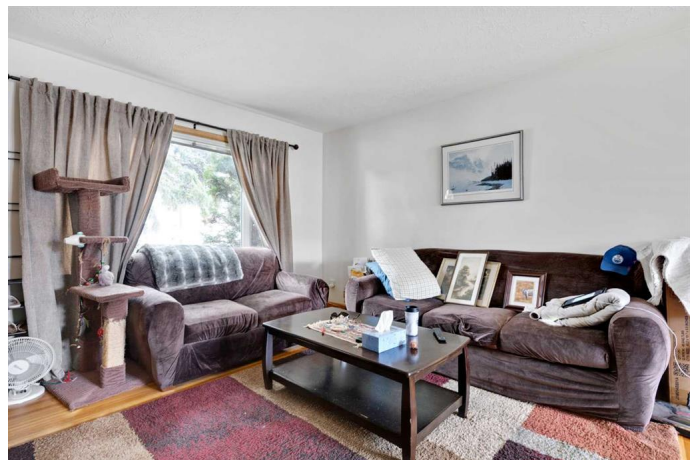
**\$425,000**

2 Bedroom, 1.00 Bathroom, 976 sqft

Residential on 0.06 Acres

Shaganappi, Calgary, Alberta

Discover incredible value in one of Calgary's most sought-after inner-city communities. This semi-attached home in Shaganappi offers an ideal opportunity for first-time buyers or savvy investors looking for a property with solid fundamentals and endless potential. Inside, you'll find a well-maintained layout with bright living spaces and the flexibility to make it your own. Most of the windows have been updated, bringing in natural light throughout, and the roof was replaced in 2019—a major upgrade already taken care of. The unfinished basement provides a blank canvas for future development, whether you're planning additional living space, a secondary suite (subject to approval), or extra storage. Step outside and enjoy everything this location has to offer. Shaganappi is known for its mature trees, friendly streets, and unbeatable convenience. You're just minutes from two LRT stations for an easy downtown commute, Westbrook Mall and the public library for everyday amenities, and Shaganappi Point Golf Course, river pathways, and Killarney pool for recreation and relaxation. Quick access to Bow Trail and Crowchild Trail means you can be downtown in minutes or heading west to the mountains for a weekend escape. This is your chance to get into one of Calgary's best inner-city locations at an affordable price point. Whether you're looking to live in, renovate, or rent out, this home is a smart investment in a thriving



community.

Built in 1953

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267430               |
| Price          | \$425,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 976                    |
| Acres          | 0.06                   |
| Year Built     | 1953                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3020 15 Avenue Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 0Y6           |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows, Wood Windows          |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Gravity                                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full                                              |

**Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Fire Pit, Private Yard              |
| Lot Description   | Back Yard, Front Yard, Interior Lot |
| Roof              | Shingle                             |
| Construction      | Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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