

2610 15A Street SW
Calgary, Alberta

MLS # A2166112



\$699,900

Division:	Bankview		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,222 sq.ft.	Age:	1952 (72 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Wood Windows		

Inclusions: N/A

Welcome to 2610 15A Street SW, a fantastic investment opportunity in the heart of Bankview, one of Calgary's most desirable inner-city communities. This well-maintained duplex offers great rental or re-development potential and is perfect for investors or those looking to live in one unit and rent the other. Each unit has its own front entrance and own private oversized single garage and features 1 bedroom and a 4-piece bathroom. There is easy access to the large backyard. The basement has development potential to add another bedroom and bathroom. This lot measures 41' x 107' and is zoned M-CG d72. This is a turn key investment property ideal for long and short term rentals. Bankview is located just minutes from downtown Calgary, with easy access to transit, parks, and the trendy shops and restaurants of 17th Avenue.