

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

MLS® #A2267430

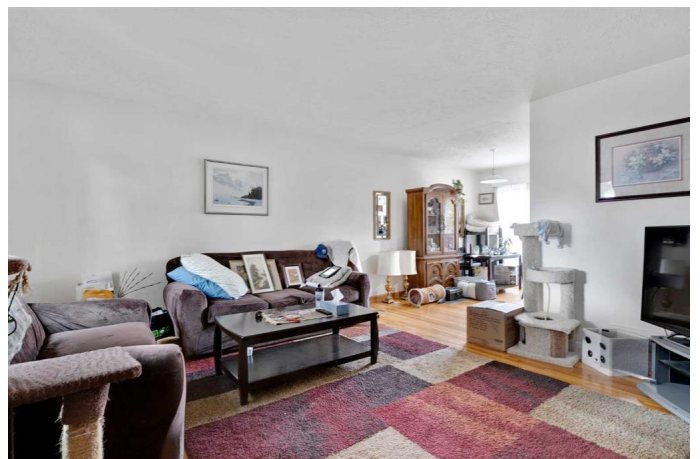
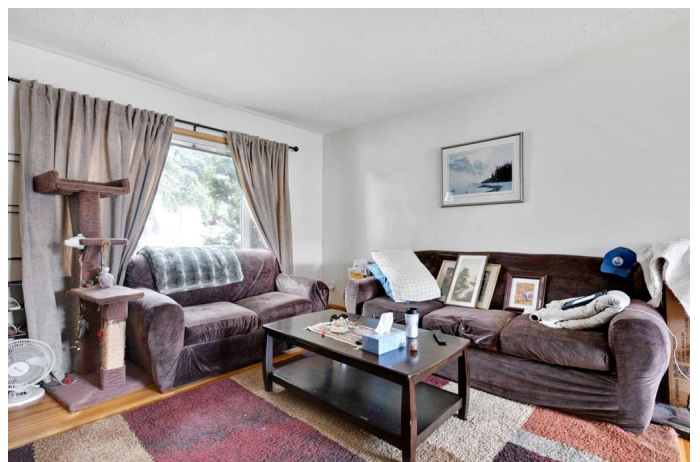
\$425,000

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	1
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.