

\$475,000 - 2135 15 Street Sw, Calgary

MLS® #A2267438

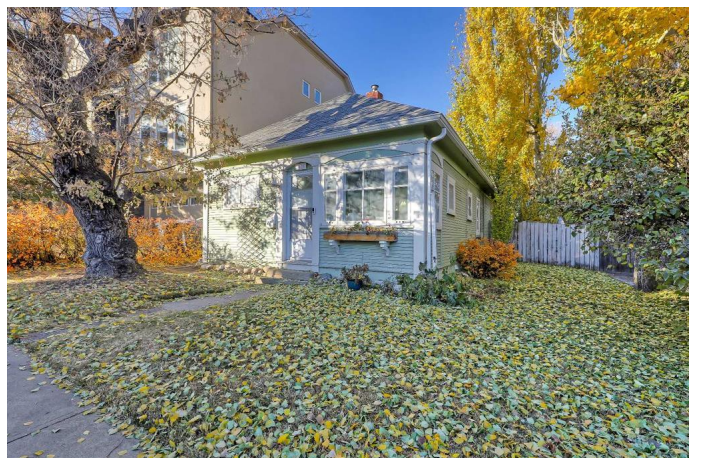
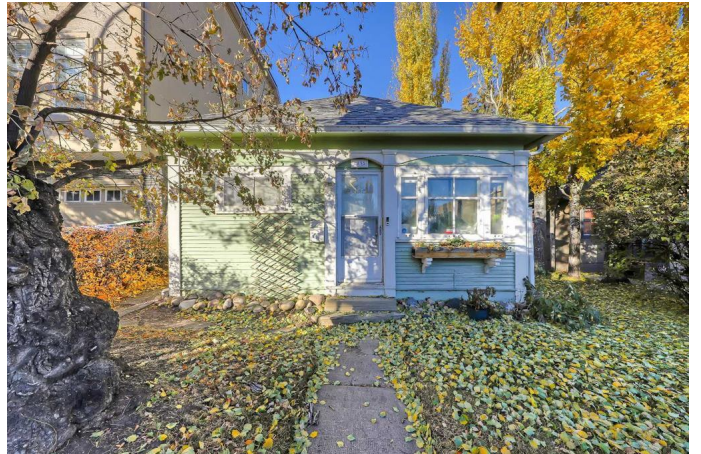
\$475,000

2 Bedroom, 1.00 Bathroom, 842 sqft

Residential on 0.10 Acres

Bankview, Calgary, Alberta

ATTENTION BUILDERS, DEVELOPERS, & INVESTORS! Set on a 37.5â€™ x 118â€™ R-CG lot in the heart of Bankview, this property presents a rare opportunity for redevelopment in one of Calgary's most established inner-city communities. With rear-lane access free of power poles and a spacious west-facing backyard, the lot offers excellent flexibility for future construction. This property would also make a great buy-and-hold investment. The existing home is livable, and with possession available from February 2026, this is a fantastic opportunity for additional rental income while you do up plans and get the permits for development ahead of spring construction. Development potential includes a frontâ€“back duplexâ€“possibly with secondary suitesâ€“or a single detached home with a secondary suite (both subject to City approval). Surrounded by tree-lined streets and character homes, this lot enjoys exceptional proximity to downtownâ€“just 5 to 10 minutes awayâ€“and is within walking distance of 17th Avenue's dining and entertainment scene, including favourites such as Porch and Sumaq. Buckmaster Park sits only steps away, offering green space and community connection. Bankview's active community association continues to invest in local improvements, preserving the area's historic charm while embracing modern urban living. Reach out today for more information!



Built in 1908

Essential Information

MLS® #	A2267438
Price	\$475,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	842
Acres	0.10
Year Built	1908
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2135 15 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3Y9

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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