

\$815,000 - 1131 15 Avenue Ne, Calgary

MLS® #A2256414

\$815,000

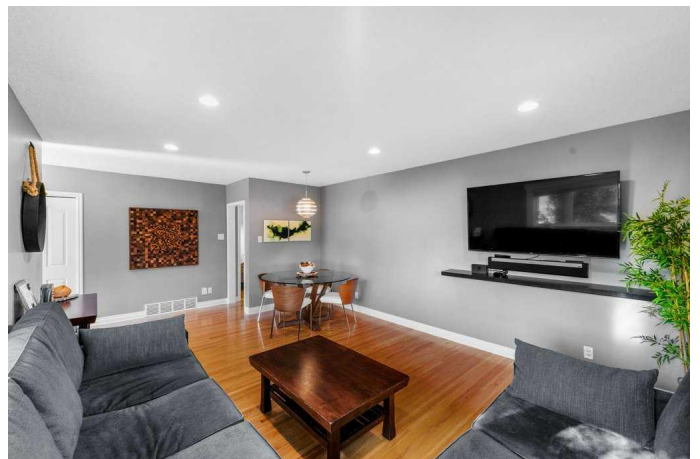
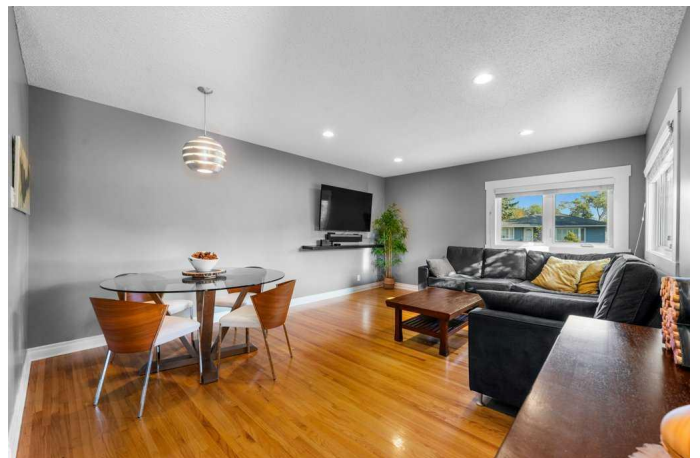
4 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

Welcome to 1131 15 Avenue NE, a beautifully maintained inner-city bungalow offering comfort, flexibility, and potential in the heart of Renfrew. Thoughtfully updated with recent vinyl windows and central air conditioning, and newer roof, hot water tank, and furnace, this move-in ready home allows new owners to enjoy peace of mind and modern convenience from day one. The main level features more than 1,100 sq.ft. of bright, inviting living space with three bedrooms, a full bathroom, and an open layout ideal for families or entertaining. A kitchen featuring stainless steel appliances with a functional eat-up bar creates the perfect spot for casual meals or connection during busy mornings and family gatherings.

Downstairs, the fully developed lower level provides incredible versatility. Currently, its large family room, summer kitchen, fourth bedroom, and second full bathroom offers a comfortable option for extended family guests or roommate living with independent spaces. With modest changes to the basement layout, a spectacular opportunity exists to create a fully independent suite (subject to City of Calgary permits and approval), ideal for students or young professionals looking for proximity to downtown, and offering the potential for rental income potential to help you build equity! All while maintaining the space and flexibility of the current layout. Check the digitally renovated basement photos for inspiration! Ample storage including a cold room, laundry area, and mechanical space



adds practicality to every corner. Outside, the landscaped yard features a double detached garage, RV parking access, and a garden shed—perfect for projects, play, or urban gardening. Set on a quiet street surrounded by parks and pathways, this address also enjoys walkable access to Bridgeland’s caf s and restaurants, the Renfrew Aquatic Centre, tennis courts, and the Bow River Pathway. With exciting new amenities like Midland Heights and the reimaged North Hill Co-op nearby, plus excellent schools and childcare options, this property combines the best of community living with exceptional long-term value. A rare opportunity to own a beautifully cared-for home with future suite potential in one of Calgary’s most desirable neighbourhoods.

Built in 1955

Essential Information

MLS® #	A2256414
Price	\$815,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,106
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1131 15 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2E 1J4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Insulated, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	60
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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