$725,000 - 1533 15 Street Sw, Calgary

MLS® #A2234077

$725,000
3 Bedroom, 4.00 Bathroom, 1,693 sqft
Residential on 0.02 Acres

Sunalta, Calgary, Alberta

STUNNING ROOFTOP TERRACE
Welcome to this stunning, contemporary three-level townhouse offering nearly 1,700 square feet of thoughtfully designed living space, perfectly positioned just steps away from the heart of Calgaryâ€™s vibrant 17th Avenue. With unmatched value, this is a rare opportunity to own a stylish and spacious inner-city home in one of the cityâ€™s most dynamic locations. Whether you're a young professional, an urban family, or looking for a live/work setup, this home delivers on every level. From the moment you step inside, youâ€™ll appreciate the bright, open layout and unique, versatile floor plan. The main level offers a private office or bedroom with a flex area, ideal for working from home, welcoming guests, or even running a small business with its separate entrance and connection to the rest of the home. Itâ€™s the kind of flexibility that urban buyers crave. As you head upstairs, natural light pours in through floor-to-ceiling triple-pane windows, illuminating the modern finishes and sleek design details. The kitchen is a showstopper, featuring sleek cabinetry, stainless steel appliances, a butcher block peninsula, and neutral tones that pair beautifully with the light hardwood flooring. Thereâ€™s plenty of space to cook, host, or just relax. A dumbwaiter system connects the kitchen to the rooftop patioâ€”an incredibly thoughtful touch for easy entertaining. The adjacent living area is equally inviting, with access to a cozy balconyâ€”just one of three

private outdoor spaces in this home. On the third floor, youâ€™ll find two generously sized bedrooms, each with access to their own full bathrooms. The primary bedroom features yet another private balcony, creating a peaceful retreat where you can enjoy your morning coffee or unwind under the stars. From here, a staircase leads up to your private rooftop patio, where youâ€™ll take in sweeping views of downtown Calgaryâ€”the ultimate space for entertaining, gardening, or simply enjoying the cityscape. Built with attention to both comfort and performance, the home includes radiant in-floor heating, R-28 insulation, a two-hour fire-rated party wall, and thoughtful soundproofing throughout. The basement offers ample storage, and youâ€™re only a 5-minute walk to the C-train, bike paths, parks, and of course, all the incredible amenities that 17th Avenue has to offer. This is a one-of-a-kind opportunity to own a truly special home in a prime location. With its smart design, luxurious touches, and unbeatable convenience, this townhouse offers the perfect balance of modern living and timeless comfort. Donâ€™t miss your chance to call it home.

Built in 2014

Essential Information

MLS® #	A2234077
Price	$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,693
Acres	0.02
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Active

Community Information

Address	1533 15 Street Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1A1

Amenities

Amenities	Other, Secured Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Low Flow Plumbing Fixtures, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Rolled/Hot Mop
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2025
Days on Market	9

Zoning	M-CG d111

Listing Details

Listing Office	RE/MAX First

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