



THE
A-TEAM

**RE/MAX
FIRST**

2116 15 Street, Calgary T2T 3Y8

MLS®#: **A2122131**

Area: **Bankview**

Listing Date: **04/11/24**

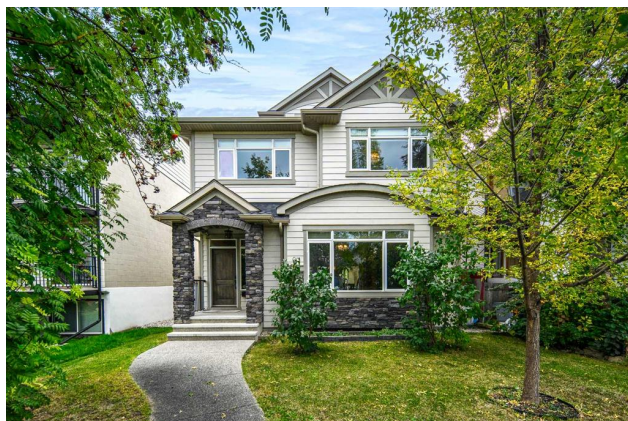
List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,434 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,268**
Low Sqft:
Ttl Sqft: **3,268**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Central Vacuum,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Sauna,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`4"
Living Room	Main	23`3" x 18`11"
Mud Room	Main	9`4" x 6`8"
Kitchen	Main	16`4" x 13`4"
Bedroom	Upper	15`2" x 12`6"
Laundry	Upper	8`7" x 5`7"
Balcony	Upper	9`1" x 5`8"

Room	Level	Dimensions
Entrance	Main	11`9" x 7`0"
Dining Room	Main	19`2" x 15`11"
Pantry	Main	4`2" x 3`4"
Bedroom	Upper	15`5" x 13`2"
4pc Bathroom	Upper	8`2" x 8`0"
Bedroom - Primary	Upper	20`6" x 14`11"
6pc Ensuite bath	Upper	14`11" x 10`6"

Balcony	Third	16`2" x 6`6"	Bonus Room Legal/Tax/Financial	Third	23`6" x 15`11"
Title: Fee Simple Legal Desc:		Zoning: R-C2			
	261L		Remarks		
Pub Rmks:	<p>Welcome to this exquisite home, situated in one of Calgary's most desirable inner-city locations. This home is truly breathtaking. Embracing an expansive open concept, it offers a generous living space of approximately 3,300 square feet, complemented by 9-foot ceilings. From the moment you step inside, you are greeted by the luxury hardwood flooring that gracefully flows throughout the main level. The stylish kitchen is adorned with a central island, contemporary cabinetry, and stainless-steel appliances. Adjacent to the kitchen lies the formal dining area and living room, complete with an inviting fireplace and large windows that flood the space with an abundance of natural light. Additionally, a mudroom on the main level features a generously sized closet and ample shelving, catering to your organizational needs. As you ascend to the second storey, you will discover a generously sized master bedroom, two well-appointed bedrooms and a 4-piece bathroom. The master bedroom offers a walk-in closet and an alluring 6-piece ensuite with in-floor heating, double large sinks, luxurious jacuzzi tub, and sauna that adds a touch of luxury to your everyday life. The separate laundry room adds functionality and convenience to this level. The third storey unveils a spacious bonus room with access to a balcony, further expanding the living space and offering a sizable entertainment area. Once again, hardwood flooring graces this level. The full unfinished basement, also equipped with in-floor heating, presents a blank canvas awaiting your personal touch. This house features numerous upgrades, including a sound system, supersize built-in fish tank, dual furnaces, and high-end window coverings. The beautiful backyard is an ideal space for gathering with family and friends. This property boasts an incredible downtown view and a fantastic location, minutes away from downtown, 17th Ave, and all other amenities. Close to Western Canada High School. Book your private showing today!</p>				
Inclusions: Property Listed By:	<p>None Grand Realty</p>				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











