



THE
A-TEAM

**RE/MAX
FIRST**

427 15 Avenue, Calgary T2E 1H5

MLS®#: **A2145001**

Area: **Renfrew**

Listing Date: **06/27/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,944**

Low Sqft:

Ttl Sqft: **1,944**

DOM

5

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,See Remarks**

Park Feat: **Double Garage Detached,Garage Door Opener,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`8" x 6`7"
Kitchen	Main	11`8" x 20`7"
4pc Bathroom	Upper	8`0" x 4`11"
Bedroom	Upper	9`2" x 12`10"
Bedroom - Primary	Upper	15`9" x 15`10"
Walk-In Closet	Upper	5`6" x 10`11"
Bedroom	Lower	14`7" x 11`9"

Room	Level	Dimensions
Dining Room	Main	11`9" x 16`7"
Living Room	Main	12`0" x 17`7"
5pc Ensuite bath	Upper	9`10" x 10`10"
Bedroom	Upper	9`10" x 17`7"
Laundry	Upper	8`0" x 5`5"
4pc Bathroom	Lower	7`8" x 4`11"
Kitchen	Lower	8`1" x 2`10"

Living Room

Lower

14`8" x 24`1"

Furnace/Utility Room
Legal/Tax/Financial

Lower

7`8" x 8`5"

Title:
Fee Simple
Legal Desc:

791P

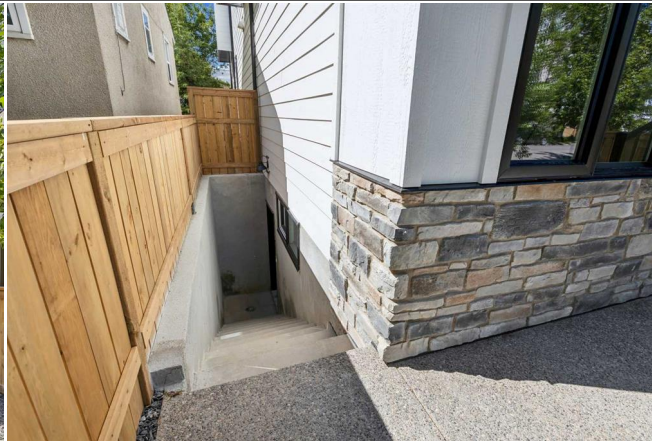
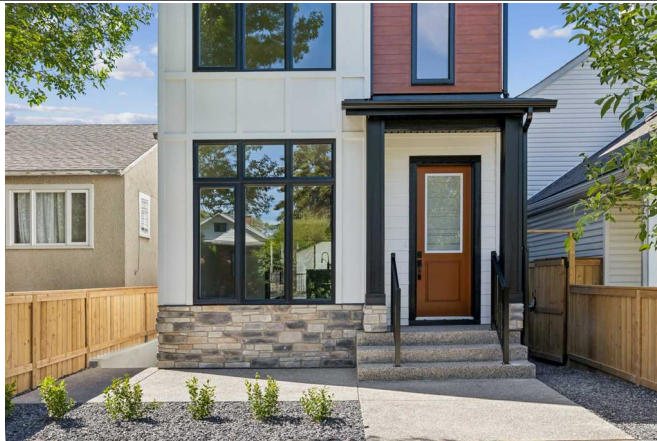
Zoning:
R-C2

Remarks

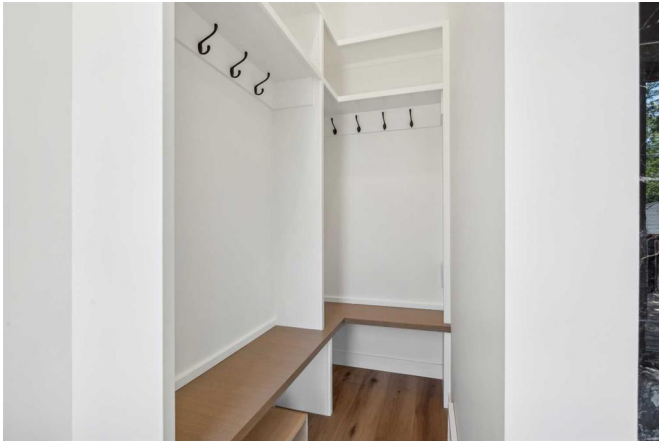
Pub Rmks: **OPEN HOUSE: Saturday, July 6 from 12pm-4pm and Sunday, July 7 from 1-3pm! Welcome to your dream home in the heart of the city! This stunning infill boasts a luxurious 10-foot ceiling on the main floor and 9-foot ceilings throughout, including its spacious legal basement suite with a separate entrance—an ideal income opportunity or space for extended family. Step inside to discover the elegance of thick hardwood flooring and sleek ceramic tile, perfectly complementing the modern aesthetic. This is a no-carpet home (perfect for those who suffer from allergies). The main floor greets you with an open-concept layout and stunning fireplace, ideal for entertaining or relaxing in style. The gourmet kitchen features high-end appliances, quartz countertops, and ample storage, making meal preparation a joy. Upstairs, the three spacious bedrooms continue the theme of luxury and comfort, offering serene retreats after a long day. The master suite is a haven unto itself, complete with a lavish ensuite bath and walk-in closet. The second floor also has a convenient laundry area, with an additional washer/dryer in the basement unit. Outside, enjoy summer evenings on the lovely deck overlooking your landscaped yard, perfect for hosting gatherings or simply unwinding in the fresh air. A double detached garage ensures plenty of parking and storage space. Located in a prime area close to amenities, schools, restaurants, Downtown (6 min drive), and shopping, this home combines convenience with upscale living. Don't miss out on this opportunity to own a beautiful modern residence in one of the city's most desirable neighbourhoods. Schedule your private tour today and envision your future in this remarkable property! Book a showing today and view the 3D iGuide Virtual Tour!**

Inclusions:
Property Listed By: **Legal Basement Unit: washer/dryer, microwave hood fan, electric stove, refrigerator
CIR Realty**

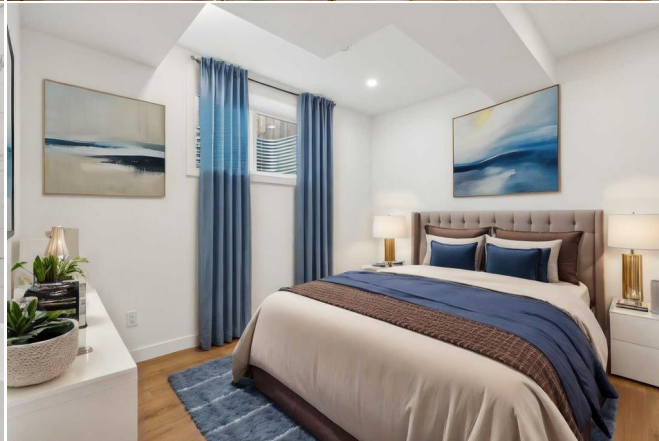
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













427 15 Ave NE, Calgary, AB

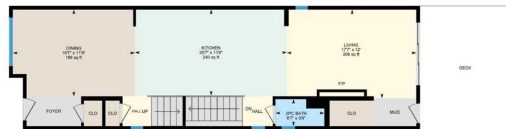
Main Floor Exterior Area 923.70 sq ft
Interior Area 922.16 sq ft

427 15 Ave NE, Calgary, AB

2nd Floor Exterior Area 1221.28 sq ft
Interior Area 981.09 sq ft

427 15 Ave NE, Calgary, AB

Basement (Below Grade) Exterior Area 538.82 sq ft
Interior Area 776.76 sq ft



PREPARED: 2024/06/27



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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