



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4015 15 Street, Calgary T2T 4A8**

MLS®#: **A2150518**

Area: **Altadore**

Listing Date: **07/17/24**

List Price: **\$1,495,000**

Status: **Pending**

County: **Calgary**

Change: **-\$105k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**  
Lot Information  
Lot Sz Ar: **6,264 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,388**  
Low Sqft:  
Ttl Sqft: **1,388**

DOM

**61**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

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

Access:

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

Utilities and Features

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

Construction: **Metal Siding ,Wood Frame**  
Flooring: **Concrete,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Bookcases,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`3" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`3" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`9" x 15`1"</b>	<b>Media Room</b>	<b>Main</b>	<b>15`7" x 12`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>16`11" x 5`7"</b>	<b>Laundry</b>	<b>Basement</b>	<b>10`5" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>13`5" x 12`0"</b>	<b>Office</b>	<b>Main</b>	<b>15`1" x 10`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 11`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 10`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`6" x 11`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 4`6"</b>
<b>5pc Bathroom</b>	<b>Basement</b>	<b>11`3" x 9`2"</b>	<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>8`0" x 7`10"</b>

Furnace/Utility Room

Basement

12`3" x 5`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**5783T**

Remarks

Pub Rmks:

**Nestled in the heart of Altadore, this contemporary masterpiece is straight out of the pages of Dwell Magazine and was featured in the architectural section of Calgary's Avenue Magazine. It seamlessly blends clean-lined, industrial aesthetics with Scandinavian sensibilities. Perfectly situated for families seeking entry into this prestigious neighbourhood, this unique property showcases Rectangle Design's forward-thinking approach to a modern renovation. An east facing front porch provides an inviting spot to enjoy the sunrise with your cup of coffee. Inside, the spacious foyer offers ample storage with floor-to-ceiling closets and a stylish bench leading towards the powder room. The media room delights with asymmetrical windows, vaulted ceilings, and a playful chalkboard barn door, adding a fun touch for the kids. Continuing through the home, you will find the open-concept kitchen, living, and dining area. The kitchen is anchored around a 14-foot island with a waterfall edge, sleek cabinetry and high-end appliances including a standout Bertazzoni range, and a full-sized refrigerator and separate freezer. Ideal for entertaining, the living area seamlessly blends indoor and outdoor living, offering access to the large, west-facing deck. Custom barn doors provide privacy for the office space, where expansive windows usher in abundant natural light. This area also boasts a spacious built-in desk, ample storage, and a bespoke, custom built bookshelf—perfect for remote work and video conferencing. The open-riser staircase leads down to the lower level, while polished concrete floors enhance its contemporary allure. The primary bedroom features high ceilings and a floor-to-ceiling wardrobe, complemented by an ensuite adorned with warm birch wood and lacquered cabinets. Three additional bedrooms, a stylish 5-piece bathroom with playful green accent tiles, and a laundry room complete this level. The garage has been transformed into a versatile gym area, offering additional space for your interests and storage needs. Enjoy the beautifully landscaped backyard and fire pit for ultimate relaxation and social gatherings. This home is tailor-made for those who are searching for a unique home with a minimalistic design approach. With its distinctive exterior and exceptional interior, this residence is certain to captivate discerning buyers.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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









