



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3822 15 Street, Calgary T2T 4A6**

MLS®#: **A2157950**

Area: **Altadore**

Listing Date: **08/29/24**

List Price: **\$1,238,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,595 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached**

DOM

**21**  
Layout  
Beds: **3 (3 )**  
Baths: **4.0 (3 2)**  
Style: **3 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

| Room              | Level  | Dimensions    | Room         | Level    | Dimensions    |
|-------------------|--------|---------------|--------------|----------|---------------|
| Bedroom           | Main   | 11`7" x 11`9" | Office       | Main     | 9`0" x 10`11" |
| 4pc Bathroom      | Main   | 0`0" x 0`0"   | Living Room  | Second   | 12`6" x 21`0" |
| Dining Room       | Second | 8`6" x 9`11"  | Kitchen      | Second   | 18`2" x 14`6" |
| Bedroom - Primary | Second | 14`6" x 15`4" | 2pc Bathroom | Second   | 0`0" x 0`0"   |
| 5pc Ensuite bath  | Second | 0`0" x 0`0"   | Laundry      | Second   | 7`7" x 5`9"   |
| Loft              | Third  | 17`7" x 10`1" | 4pc Bathroom | Third    | 0`0" x 0`0"   |
| Bedroom           | Third  | 17`7" x 14`3" | 2pc Bathroom | Basement | 0`0" x 0`0"   |

**Game Room**

**Basement**

**17` 10" x 19` 2"**

**Media Room**

**Basement**

**23` 1" x 19` 11"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**6394AW**

Zoning:

**R-C2**

Remarks

Pub Rmks:

**Welcome to your new home located in the highly desirable inner city of Altadore. This 3 stories home is approx. 3500+ sq ft of NEWLY PAINTED developed area, with an ELEVATOR and a LARGE THEATHRE ROOM, across the street from the extremely popular RIVER PARK. You cannot ask for a better location for your new home! Marvel at the custom-built luxury home, designed to impress with its sophisticated blend of elegance and practicality. The main floor offers a sizable bedroom with a full four-piece bath and a DEN perfect for your work at home days. The oversized, in-floor heated double garage features double doors that open onto a cedar deck to the NEWLY SODED backyard. Ascend the open riser stairs to the second-floor living area, featuring a chef's kitchen with HIGH-END THERMADOR APPLIANCES, including a five-burner gas cooktop, pop-up hood fan, and wine/beverage cooler. Perfect space for entertaining, cooking/baking needs. The hickory hardwood floors and VAULTED ceilings and large windows create an airy and expansive living room atmosphere. Retreat to your master suite is a sanctuary with dual vanities, a soaker tub, STEAM SHOWER, and convenient laundry facilities. The third-floor loft overlooks the park, housing a spacious bedroom with a LARGE WALK-IN closet and its own bathroom with a 2nd STEAM SHOWER in the home. The unique basement includes a hobby/workout area, a half bath, and a massive theater room located under the garage. Heated by an advanced Fancoil system, the home ensures a constant flow of fresh air, and a newly installed AIR CONDITIONING system will be perfect for those hot summer days. This contemporary home with an attractive pricing is a must-see, offering unparalleled luxury and modern amenities. This opportunity won't last long, call for your private showing today!**

Inclusions:

**N/A**

Property Listed By:

**Hope Street Real Estate Corp.**

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