



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3512 15 Street #4, Calgary T2T 4A3**

MLS® #: **A2160204**      Area: **Altadore**      Listing Date: **08/27/24**      List Price: **\$829,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$31k, 23-Sep**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,617**  
                     Low Sqft:  
                     Ttl Sqft: **1,617**

DOM

**116**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Front Yard,Garden,Low Maintenance Landscape,Interior Lot,Landscaped**  
 Park Feat: **Alley Access,Single Garage Attached**

Utilities and Features

Roof: **Shingle**  
 Heating: **High Efficiency,In Floor,ENERGY STAR Qualified Equipment,Make-up Air,Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony,Private Entrance**

Construction: **Concrete,Manufactured Floor Joist,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Freezer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Gas Water Heater,Humidifier,Microwave,Range,Range Hood**

Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Sump Pump(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`4" x 6`8"	Living Room	Main	15`5" x 12`1"
Foyer	Main	14`2" x 7`9"	Kitchen	Main	15`1" x 8`8"
Mud Room	Main	4`3" x 4`0"	2pc Bathroom	Main	8`2" x 3`11"
Bedroom - Primary	Second	12`10" x 11`4"	Walk-In Closet	Second	6`8" x 4`4"

<b>4pc Ensuite bath</b>	<b>Second</b>	<b>12`6" x 5`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 9`10"</b>	<b>Laundry</b>	<b>Second</b>	<b>4`4" x 2`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`10" x 5`4"</b>	<b>Family Room</b>	<b>Lower</b>	<b>25`8" x 11`1"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`4" x 7`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`2" x 9`11"</b>
<b>Balcony</b>	<b>Upper</b>	<b>14`8" x 9`11"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`4" x 6`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$200**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **2411627**

Remarks

Pub Rmks: **ONE LAST UNIT LEFT! Introducing the Residences in Altadore, where the location is as impressive as the living spaces! 1 unit left in this newly built 4plex completed July 2024. built over 2 floors + basement level, this rare townhouse offers over 2,400 Sq.ft of living space, this unit has A gourmet kitchen highlights an abundance of custom cabinets, quartz countertops, a breakfast bar for casual meals, and stainless steel appliances. The dining area connects effortlessly to the kitchen, providing a perfect setting to entertain friends and family with your culinary creations. Enjoy the high ceiling (10') , which boasts plenty of room for furniture, creating an inviting and relaxing environment to unwind at the end of the day. A large mudroom with storage closet and a bench when entering the home from the side door give you the option to keep your front entrance clean and organized. Rounding out this level is a convenient two-piece powder room and a flex area for either a reading area, nook or a working desk. The attached garage is a rare find in a townhouse and the most convenient way to access your home. The upper level provides massive windows straight in to your private Terrace for year round use, facing south for year round sun exposure. Use the terrace for your BBQ and private outdoor space. Also on the upper level, a rare 3 bedrooms. The Primary bedroom offers a spacious walking in closet and a private 4pc Ensuite. Other 2 bedrooms feature a luxurious shared 4pc bathroom. The laundry room is conveniently located on the top floor for added practicality. A fully developed lower level features a 4th bedroom, HUGE versatile recreation room, a well-appointed four-piece bath, and a spacious storage room. Fully landscaped and snow maintained year round. The attached garage with high ceilings for extra hanging storage. Experience the ultimate in urban living in this Altadore prime location with the rare size of the unit over 2 floors. A prime location, functional, sleek design, and an array of amenities within walking distance make this the perfect place to call home.**

Inclusions: **None**  
Property Listed By: **2% Realty**

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









