



THE
A-TEAM

**RE/MAX
FIRST**

1215 15 Street, Calgary T2G3L5

MLS®#: **A2165194**

Area: **Inglewood**

Listing Date: **09/12/24**

List Price: **\$1,350,000**

Status: **Pending**

County: **Calgary**

Change: **-\$49k, 26-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **2,298**
Low Sqft:
Ttl Sqft: **2,298**

Lot Information

Lot Sz Ar: **5,285 sqft**
Lot Shape:

DOM

100
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Lawn,Private,Rectangular Lot**
Park Feat: **Single Garage Detached**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Dog Run,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Humidifier,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,No Smoking Home,Steam Room**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`1"
Foyer	Main	6`10" x 19`2"
Living Room	Main	17`5" x 18`5"
4pc Ensuite bath	Second	12`10" x 13`2"
Bedroom	Second	11`6" x 11`1"
Laundry	Second	7`7" x 9`7"
Storage	Second	4`9" x 3`9"

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`4"
Kitchen	Main	15`1" x 13`1"
4pc Bathroom	Second	5`11" x 10`1"
Bedroom	Second	10`11" x 12`4"
Family Room	Second	14`5" x 12`0"
Bedroom - Primary	Second	13`8" x 14`9"
Walk-In Closet	Second	12`11" x 6`5"

3pc Bathroom
Den
Furnace/Utility Room

Basement
Basement
Basement

8`9" x 6`3"
11`4" x 9`6"
12`8" x 6`9"

Bedroom
Game Room

Basement
Basement

12`10" x 13`0"
19`8" x 26`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

A3

Remarks

Pub Rmks:

No feature has been overlooked in this Inglewood Oasis situated steps from the Bow River and the pathway system. Here are 5 things we love about this home: 1) For comfort and amenities, enjoy features such as A/C, Water softener and filtration, 3 zone Sonos system inside and out, a Sundance hottub, a steam shower and much more. 2) This home sits on a 40ft x 132ft lot and without an alley, this gives you a massive backyard along with a rear converted garage. Use this space to build out your dream studio, office, den, cave or gym. 3) The thoughtful design is perfect for entertaining. The wide entry leads to the "listening room" ready for your vinyl collection along with a spacious kitchen and dining room. 4) Enjoy your home outside with a large front porch, upper deck and a main rear deck leading down to your hottub for those Frigid days. The kids will enjoy the spacious west facing rear yard all year round. 5) This location cannot be beat. You are steps from the Bow River and the pathway system. A short walk leads to the many shops, live music venues and services of 9th Avenue. This home is also just a short walk to Colonel Walker School along with the delightful Nellie Breen Park. As a bonus, the massive raspberry bush in the front will keep the neighbourhood kids fed and your oven busy through the winter. Book your showing soon.

Inclusions:
Property Listed By:

N/A
Frid Realty

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

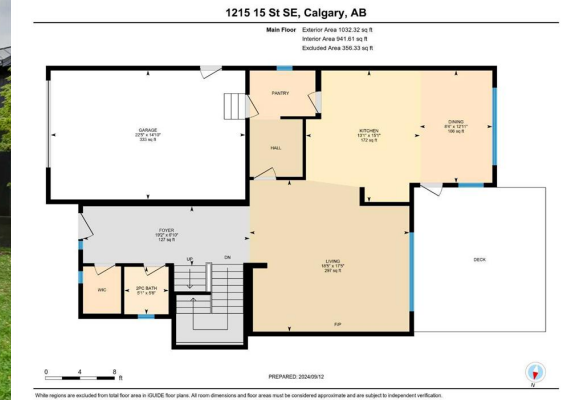












1215 15 St SE, Calgary, AB

3rd Floor Exterior Area 1285.13 sq ft
 Interior Area 1179.72 sq ft
 Excluded Area 1360 sq ft



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Basement (Below Grade) Exterior Area 1625.77 sq ft
 Interior Area 957.79 sq ft

