



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1215 15 Street, Calgary T2G3L5**

MLS®#: **A2165194**      Area: **Inglewood**      Listing **09/12/24**      List Price: **\$1,475,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$15k, 17-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2014**      Abv Sqft: **2,298**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **5,285 sqft**      Ttl Sqft: **2,298**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

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

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	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`1"	Dining Room	Main	12`11" x 8`4"
Foyer	Main	6`10" x 19`2"	Kitchen	Main	15`1" x 13`1"
Living Room	Main	17`5" x 18`5"	4pc Bathroom	Second	5`11" x 10`1"
4pc Ensuite bath	Second	12`10" x 13`2"	Bedroom	Second	10`11" x 12`4"
Bedroom	Second	11`6" x 11`1"	Family Room	Second	14`5" x 12`0"
Laundry	Second	7`7" x 9`7"	Bedroom - Primary	Second	13`8" x 14`9"
Storage	Second	4`9" x 3`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**











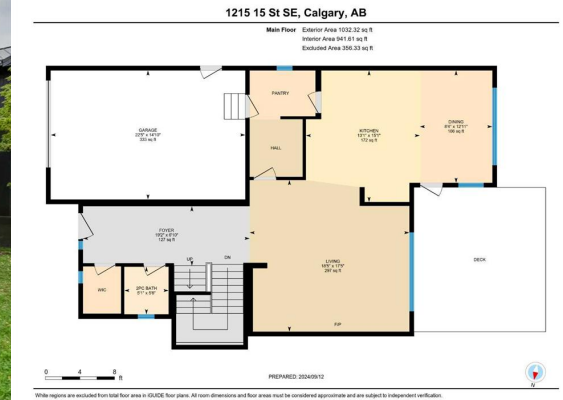












**1215 15 St SE, Calgary, AB**

**3rd Floor** Exterior Area 1285.13 sq ft  
 Interior Area 1179.72 sq ft  
 Excluded Area 136 sq ft



**1215 15 St SE, Calgary, AB**

**Basement (Below Grade)** Exterior Area 1628.77 sq ft  
 Interior Area 957.79 sq ft

