



THE
A-TEAM

**RE/MAX
FIRST**

2605 15 Street #2, Calgary T2T 3Z8

MLS® #: **A2177723**

Area: **Bankview**

Listing Date: **11/06/24**

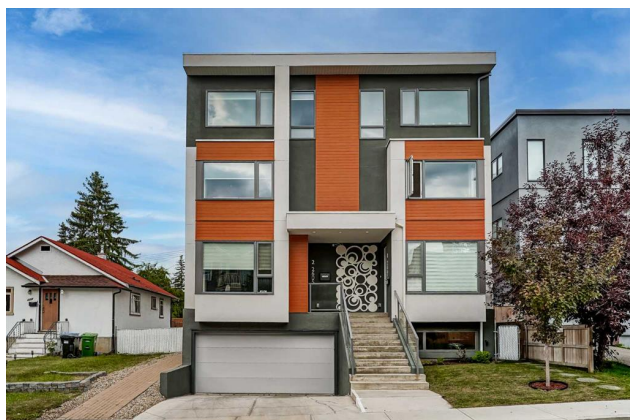
List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2017**

Lot Information
Lot Sz Ar: **9,772 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **2,111**
Low Sqft:
Ttl Sqft: **2,111**

Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Private,Views Attached Carport,Parkade,Underground

DOM

123
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 (or more) Storey,Attached-Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,High Efficiency,In Floor,Fireplace(s)**
Sewer:
Ext Feat: **Balcony,Barbecue,BBQ gas line,Courtyard,Lighting**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Smart Home,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 13`4"
Dining Room	Main	11`8" x 9`7"
Laundry	Second	4`0" x 3`0"
Walk-In Closet	Second	5`1" x 4`0"
Bedroom - Primary	Third	17`10" x 12`6"
Bedroom	Second	13`8" x 10`2"

Room	Level	Dimensions
Kitchen	Main	18`5" x 12`6"
Bedroom	Second	11`11" x 8`6"
Furnace/Utility Room	Second	5`2" x 4`0"
Walk-In Closet	Third	9`2" x 8`7"
Bedroom	Second	11`7" x 5`1"
5pc Ensuite bath	Third	15`7" x 10`5"

**4pc Bathroom
Balcony**

**Second
Third**

**7`6" x 4`11"
16`0" x 6`4"**

2pc Bathroom

Main

8`0" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$280

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2010531**

Remarks

Pub Rmks: **Welcome to your dream home in the exclusive Bankview community! This stunning and unique 3-storey half duplex seamlessly blends luxury, comfort, and style, making it ideal for an upscale urban lifestyle. As you enter, sleek engineered hardwood floors greet you, showcasing modern elegance and durability. The open-concept living area is perfect for relaxation and entertaining, featuring a cozy fireplace that sets the mood for gatherings. The gourmet kitchen is a chef's delight, equipped with high-end appliances, a gas range, wood-lacquered cabinetry, and ample quartz countertops, including a beautiful island. Step outside to the low-maintenance landscaped yard, a private oasis for unwinding and entertaining, complete with a gas hook-up for your BBQ. On the second level, you'll find three spacious bedrooms and a luxurious bathroom, ensuring comfort for family and guests. The highlight of this home is the primary suite on the third level, serving as a tranquil retreat with breathtaking views from both the private balcony and bathroom windows. The lavish 5-piece ensuite features a steam shower, dual sinks, and a large soaker tub, complemented by a generous walk-in closet that balances luxury and functionality. Enjoy year-round comfort with central air conditioning, and the heated garage offers space for two cars, making winter easier while providing extra storage or workshop options. Conveniently located near top-rated schools, shopping, parks, and walking paths, this home has everything you need. The vibrant Bankview community perfectly combines urban living with suburban tranquillity, making it one of the city's most sought-after neighborhoods. Don't miss this exceptional opportunity—schedule a viewing today and experience luxury living in Bankview!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









