

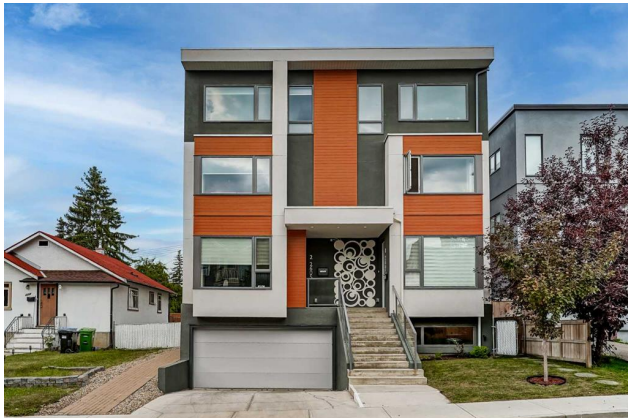


THE  
**A-TEAM**

**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: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Private,Views**  
 Park Feat: **Attached Carport,Parkade,Underground**

DOM

**45**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey,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	Room	Level	Dimensions
Living Room	Main	16`0" x 13`4"	Kitchen	Main	18`5" x 12`6"
Dining Room	Main	11`8" x 9`7"	Bedroom	Second	11`11" x 8`6"
Laundry	Second	4`0" x 3`0"	Furnace/Utility Room	Second	5`2" x 4`0"
Walk-In Closet	Second	5`1" x 4`0"	Walk-In Closet	Third	9`2" x 8`7"
Bedroom - Primary	Third	17`10" x 12`6"	Bedroom	Second	11`7" x 5`1"
Bedroom	Second	13`8" x 10`2"	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**









