



THE
A-TEAM

**RE/MAX
FIRST**

4023 15A Street, Calgary T2T 4C8

MLS®#: **A2192699**

Area: **Altadore**

Listing Date: **02/06/25**

List Price: **\$1,050,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 20-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,121 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,710**

Low Sqft:

Ttl Sqft: **1,710**

DOM

16

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`6" x 2`10"	Dining Room	Main	16`2" x 11`10"
Kitchen	Main	12`4" x 14`9"	Living Room	Main	18`2" x 20`3"
4pc Bathroom	Upper	6`3" x 7`9"	5pc Ensuite bath	Upper	8`2" x 11`2"
Bedroom	Upper	7`11" x 14`7"	Bedroom	Upper	9`11" x 14`7"
Bedroom - Primary	Upper	16`3" x 16`7"	Walk-In Closet	Upper	6`9" x 6`11"
4pc Bathroom	Basement	6`7" x 7`7"	Bedroom	Basement	9`6" x 10`6"
Laundry	Basement	6`0" x 7`9"	Game Room	Basement	17`0" x 16`4"

Storage	Basement	2`11" x 9`2"	Furnace/Utility Room	Basement	7`10" x 8`1"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	5783T

Remarks

Pub Rmks: **Welcome to this charming detached home with a west-facing backyard on the highly sought-after 15A Street in Altadore! Just minutes from downtown and within walking distance to Altadore School, Rundle Academy, Sandy Beach, dog parks, and shopping, this well-maintained 4-bedroom, 3.5-bathroom home is a rare gem. Upon entering, you'll be greeted by custom cabinetry, granite countertops, nine foot ceilings, and gleaming hardwood floors. The open-concept kitchen, equipped with stainless steel appliances and a buffet bar, flows effortlessly into the living room, which features a stunning fireplace and expansive windows. A formal dining room, with large windows overlooking the front yard, adds a touch of sophistication to the main floor. The spacious primary suite boasts vaulted ceilings, a walk-in closet, a luxurious 5-piece ensuite, and a private balcony. The second bedroom also offers a walk-in closet, while the bright and airy third bedroom is equally inviting. The fully developed basement, professionally completed with permits in 2023, includes a 4th bedroom and a versatile flex room with an enlarged window, perfect for use as a 5th bedroom. Recent upgrades, including a new furnace (2022) and air conditioner (2021), provide year-round comfort. Step outside to enjoy the private backyard with a lovely deck, ideal for soaking up the evening sun. The detached double garage, accessed via a paved alley, offers ample storage space. This is an exceptional opportunity in a prime location—don't miss out!**

Inclusions: **None**
 Property Listed By: **Sotheby's International Realty Canada**

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













