



THE
A-TEAM

**RE/MAX
FIRST**

4912 15 Street, Calgary T2T 4B6

MLS®#: **A2199886**

Area: **Altadore**

Listing Date: **03/07/25**

List Price: **\$1,500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,441**

Low Sqft:

Ttl Sqft: **1,441**

Lot Information

Lot Sz Ar: **6,490 sqft**

Lot Shape:

DOM

2

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Yard Lights**

Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Private Yard**

Construction:

Brick,Stucco

Flooring:

Carpet,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**

Int Feat: **Bookcases,Built-in Features,Kitchen Island,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	3`9" x 4`5"	4pc Bathroom	Main	6`11" x 8`0"
Bedroom	Main	10`1" x 11`7"	Bedroom	Main	12`3" x 9`2"
Dinette	Main	10`8" x 21`7"	Kitchen	Main	10`1" x 18`1"
Living Room	Main	18`8" x 13`5"	Bedroom - Primary	Main	13`5" x 11`2"
4pc Bathroom	Basement	9`1" x 5`8"	Bedroom	Basement	12`5" x 13`0"
Bonus Room	Basement	12`6" x 7`0"	Game Room	Basement	25`3" x 20`11"
Storage	Basement	16`9" x 6`4"	Furnace/Utility Room	Basement	8`9" x 4`10"

Walk-In Closet

Basement

14`5" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

148HE

Zoning:
R-CG

Remarks

Pub Rmks:

OPEN HOUSE: SATURDAY, MARCH 8. 2-4PM. Nestled on the highly sought-after 15th Street in Altadore, this beautifully refreshed and impeccably maintained bungalow offers a rare opportunity to live just steps from River Park, the Glenmore Reservoir bike path, and trendy local coffee shops. Inside, the home is warm and inviting, featuring three well-appointed bedrooms on the main floor, offering flexibility for a growing family, a home office, or guest accommodations. The bright and airy kitchen is the heart of the home, complete with high-end appliances, a large granite island with additional cabinetry, and seamless access to a private, landscaped backyard—perfect for outdoor dining and entertaining. A built-in sprinkler system ensures easy maintenance year-round. The cozy yet sophisticated living room is enhanced by custom built-ins and a stylish shiplap and brick gas fireplace—perfect for chilly evenings and relaxing nights in. Beautifully maintained hardwood floors flow throughout the main level, adding warmth and character to every space. Downstairs, the fully developed basement provides an abundance of additional living space, perfect for a media room, home gym, or play area. A second fireplace adds warmth and ambiance, creating the ideal spot to unwind. The lower level also includes a spacious bedroom and a full bathroom, making it a comfortable retreat for guests or family members. A dedicated laundry room and ample storage space complete this level, ensuring both functionality and organization. Outside, the private backyard is an inviting retreat, with mature landscaping, a designated entertaining area, and a built-in sprinkler system. The property also features a double detached garage with convenient front and back lane access, offering plenty of room for vehicles and additional storage. Homes in this prime location rarely come to market—don't miss this opportunity to own a slice of Altadore's vibrant lifestyle.

Inclusions:
Property Listed By:

NA
Century 21 Masters

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





