



THE
A-TEAM

**RE/MAX
FIRST**

4017 15A Street, Calgary T2T 4C8

MLS®#: **A2200936**

Area: **Altadore**

Listing Date: **03/12/25**

List Price: **\$1,469,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,190 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,065**
Low Sqft:
Ttl Sqft: **2,065**

DOM

2
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Stove(s)**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`10" x 16`1"	Kitchen	Main	22`2" x 13`5"
Dining Room	Main	13`7" x 9`5"	Foyer	Main	6`7" x 6`1"
Mud Room	Main	5`9" x 4`0"	2pc Bathroom	Main	5`0" x 5`0"
Other	Main	15`11" x 10`0"	Bedroom - Primary	Upper	16`0" x 13`6"
Walk-In Closet	Upper	7`8" x 5`10"	5pc Ensuite bath	Upper	11`6" x 8`10"
Bedroom	Upper	11`8" x 9`8"	3pc Ensuite bath	Upper	8`4" x 6`0"
Walk-In Closet	Upper	5`0" x 4`2"	Bedroom	Upper	13`4" x 9`7"
Laundry	Upper	7`10" x 5`11"	Game Room	Basement	28`2" x 14`6"
Bedroom	Basement	14`6" x 12`0"	4pc Bathroom	Basement	10`7" x 5`0"
Furnace/Utility Room	Basement	10`8" x 7`0"	3pc Ensuite bath	Upper	7`6" x 6`0"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **This stunning home at 4017 15A Street SW showcases a timeless brick exterior and a thoughtfully designed interior in the heart of South Calgary. The main floor offers an open-concept layout with a gas fireplace, a dedicated dining area, and a seamless flow perfect for both everyday living and entertaining. Large windows fill the space with natural light, enhancing the warm and inviting atmosphere. Upstairs, the luxurious primary suite provides a peaceful retreat, while the two additional bedrooms each have their own ensuite, offering both comfort and privacy. The fully finished basement expands the living space with a recreation area and an additional bedroom, making it ideal for guests, a home office, or a gym. Located in a sought-after community, this home is just moments from parks, schools, shops, and local amenities, making it the perfect blend of classic charm and modern convenience.**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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

