

\$775,000 - 2804 15 Street Sw, Calgary

MLS® #A2117068

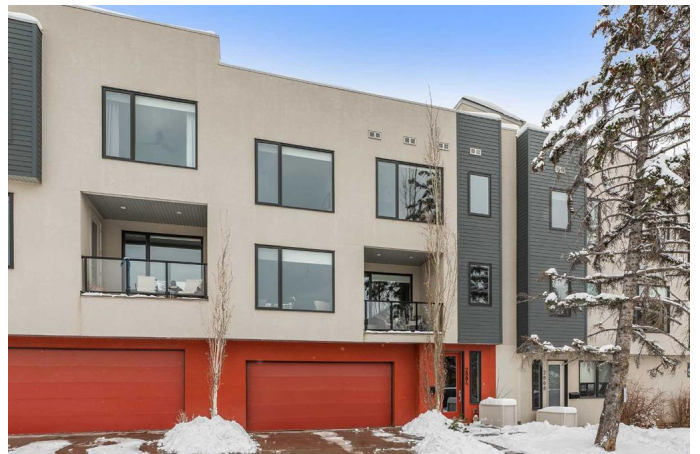
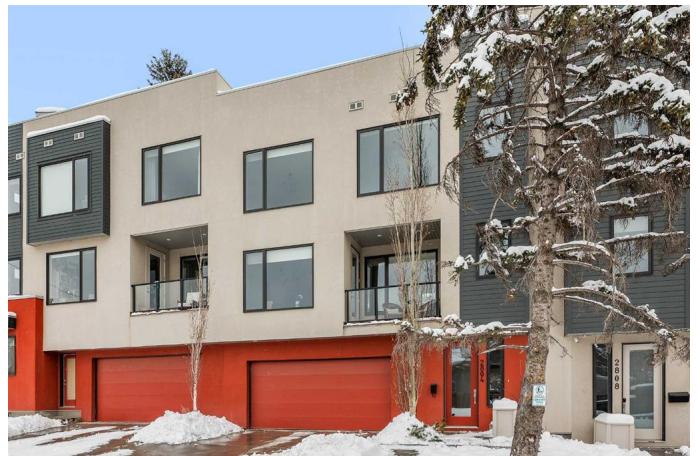
\$775,000

2 Bedroom, 4.00 Bathroom, 2,076 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Crafted by renowned Parkhaven Homes, this chic 2-bedroom townhome exudes an industrial vibe, showcasing over 2,000 sq ft of meticulously designed living space. Ascend to the 420 sq ft rooftop oasis, boasting panoramic city vistas and adorned with built-in planters, perfect for al fresco gatherings under the open sky. Step into the main level, seamlessly accessible from the double attached garage, where an inviting office with 3-piece bath provides the ideal space for a private home office. Ascend to the second level, where an ambiance of sophistication awaits, accentuated by wire brushed hardwood floors and lofty 9'™ ceilings, suffused with natural light. Entertain with flair in the expansive living room, boasting a retro floor-to-ceiling brick fireplace, seamlessly flowing into the dining area. The kitchen, a culinary masterpiece, boasts quartz countertops, pristine white cabinets, and an island/eating bar bathed in the glow of an industrial-style fixture, complemented by stainless steel appliances. A 2-piece powder room completes this level. Discover refined industrial chic on the third level, featuring 9'™ ceilings, polished industrial concrete floors and two generously sized bedrooms, each accompanied by a private ensuite for luxurious comfort. The primary suite dazzles with an eye-catching feature wall, a spacious walk-in closet, and a lavish 5-piece ensuite, complete with dual sinks, a indulgent soaker tub, and a separate shower. A convenient



laundry area adds a touch of practicality to this level. Savor leisurely afternoons and enchanting evenings on the rooftop patio, a serene retreat for relaxation or entertaining against the backdrop of the city skyline. Nestled in a central locale near the vibrant 17th Avenue shops and eateries, River Park, esteemed schools, shopping hubs, and public transit, with effortless access to the downtown core via 14th Street, this home epitomizes modern urban living at its finest.

Built in 2016

Essential Information

MLS® #	A2117068
Price	\$775,000
Sold Price	\$765,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,076
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2804 15 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6T4

Amenities

Amenities	Parking
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Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 5th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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