

\$879,000 - 3, 3512 15 Street Sw, Calgary

MLS® #A2148391

\$879,000

4 Bedroom, 4.00 Bathroom, 1,547 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Introducing the Residences in Altadore, where the location is as impressive as the living spaces! Only 2 units left in this newly built 4plex completed July 2024. built over 2 floors + basement level, this rare townhouse offers over 2,300 Sq.ft of living space, this unit has A gourmet kitchen highlights an abundance of custom cabinets, quartz countertops, a breakfast bar for casual meals, and stainless steel appliances. The dining area connects effortlessly to the kitchen, providing a perfect setting to entertain friends and family with your culinary creations. Enjoy the natural light from the large windows and the high ceiling (10') , which boasts plenty of room for furniture, creating an inviting and relaxing environment to unwind at the end of the day. A large mudroom with storage closet and a bench when entering the home from the side door give you the option to keep your front entrance clean and organized. Rounding out this level is a convenient two-piece powder room and a flex area for either a reading area, nook or a working desk. The upper level provides a rare 3 bedrooms. The Primary bedroom offers a HUGE window that brings lot's of natural light, spacious walking in closet and a private 4pc Ensuite. Other 2 bedrooms feature a luxurious shared 4pc bathroom. The laundry room is conveniently located on the top floor for added practicality. A fully developed lower level features a 4th bedroom, HUGE versatile recreation room, a well-appointed four-piece bath, and a spacious storage room. A private



fenced front yard, fully landscaped for you to use for BBQ, outdoor sitting area with the privacy you need. The Detached garage is just steps away along your private sidewalk with high ceilings for extra hanging storage. Experience the ultimate in urban living in this Altadore prime location with the rare size of the unit over 2 floors. A prime location, functional, sleek design, and an array of amenities within walking distance make this the perfect place to call home.

Built in 2024

Essential Information

MLS® #	A2148391
Price	\$879,000
Sold Price	\$864,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,547
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3, 3512 15 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4A3

Amenities

Amenities	Laundry
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Parking Spaces	1
Parking	Alley Access, Single Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)
Appliances	Electric Range, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Range, Range Hood
Heating	High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Make-up Air, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Garden, Low Maintenance Landscape, Interior Lot, Landscaped
Roof	Shingle
Construction	Concrete, Manufactured Floor Joist, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	August 23rd, 2024
Days on Market	38
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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