

\$999,900 - 15 Angle Street Sw, Calgary

MLS® #A2157855

\$999,900

3 Bedroom, 3.00 Bathroom, 2,108 sqft

Residential on 0.08 Acres

Garrison Green, Calgary, Alberta

****Stunning Estate Home with Exceptional Curb Appeal in Garrison Green****

Welcome to your dream home! This immaculate and spacious estate is a true gem, offering unmatched curb appeal and a fantastic floorplan in the highly sought-after community of Garrison Green. Nestled on a fantastic street, this residence promises both luxury and comfort.

Begin your mornings on the inviting front porch or enjoy breathtaking views from the upper balcony. The main floor boasts a versatile den/office, an open layout flowing seamlessly through a generous dining area, and a side entry with a convenient mudroom and half bathroom. The living room, adorned with large windows and a striking gas fireplace, is perfect for relaxing and entertaining.

The chef's kitchen is a culinary delight, featuring high-end stainless steel appliances, granite countertops, a gas top stove, and a built-in oven.

Upstairs, the spacious primary suite is a retreat of its own, complete with high ceilings, a tranquil double-sided fireplace, and a spa-like en suite. Here, you can unwind in the soaker tub, enjoy the double vanity, or refresh in the luxurious shower. Two additional well-appointed bedrooms, a full bath, and an upstairs laundry room complete this level.



This home is move-in ready, showcasing top-of-the-line finishes and recent upgrades including wide plank hardwood flooring throughout the main and upper levels, new lighting, a brand new garage door and openers, CENTRAL A/C, newer appliances, external led lights and fresh roof shingles. With these exceptional features, this home is truly hard to beat.

Don't miss your chance to own this exquisite property in one of the most desirable communities. Schedule your viewing today and experience the perfect blend of elegance and functionality!

Built in 2007

Essential Information

MLS® #	A2157855
Price	\$999,900
Sold Price	\$1,085,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,108
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15 Angle Street Sw
Subdivision	Garrison Green
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E 0S3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, See Remarks
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Disposal, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 16th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.