

# \$1,350,000 - 3522 15 Street Sw, Calgary

MLS® #A2218656

**\$1,350,000**

6 Bedroom, 4.00 Bathroom, 2,525 sqft  
Residential on 0.12 Acres

Altadore, Calgary, Alberta

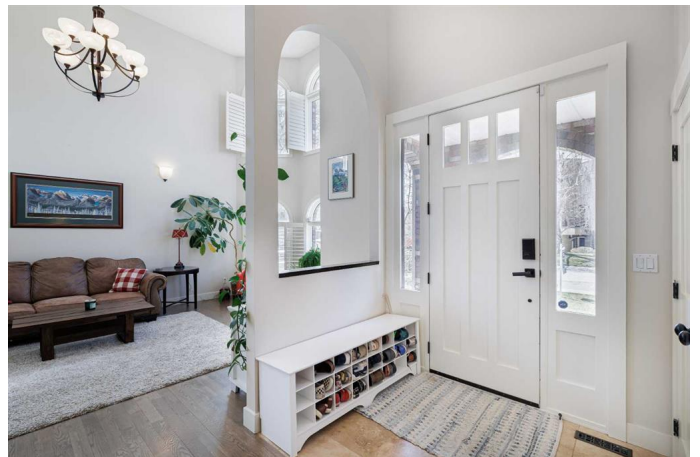
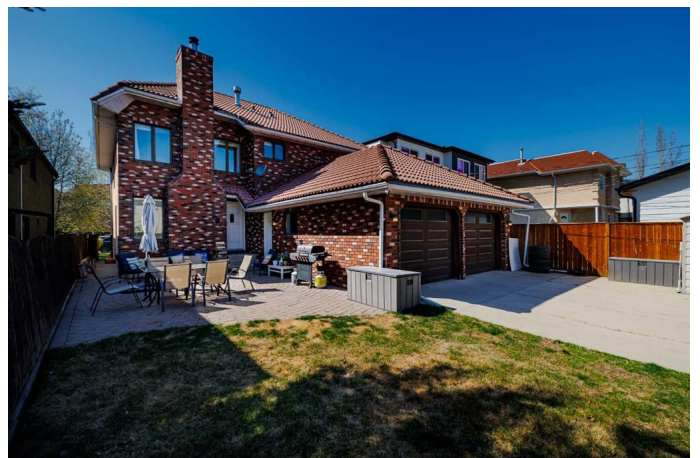
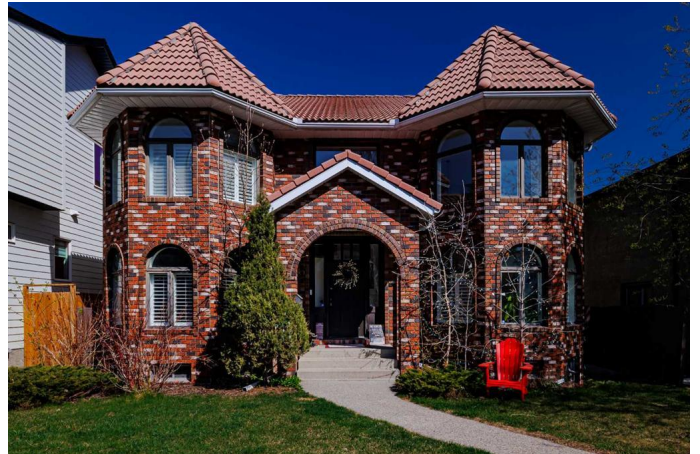
OPEN HOUSE - SATURDAY, MAY 10th  
2pm-4pm\*\*\* Welcome to this timeless  
4-bedroom-up home with a full (non-legal)  
basement suite, perfectly located in the heart  
of Altadore. Whether you're looking for a  
spacious family home with 3,826 sq.ft of  
developed living space, or a property with  
excellent suite potential, this one offers the  
best of both worlds.

The main level impresses with refinished oak  
hardwood floors, an open-concept layout, and  
a showstopping living room featuring 17-foot  
ceilings, arched windows, and a curved  
staircase with custom railings. Evenings come  
alive in the family room—curl up by the cozy  
fireplace and unwind in comfort.

The kitchen is both stylish and functional, with  
classic white cabinetry, granite countertops  
and backsplash, a full island with raised eating  
bar, and a cozy breakfast nook. You'll also find  
a generous dining area and a large laundry  
room on this level.

Upstairs, the home offers a family-friendly  
layout with four well-sized bedrooms, including  
a luxurious primary suite complete with a  
walk-in closet and spa-like ensuite with steam  
shower, soaker tub, and double vanities. A full  
bathroom completes the upper level.

Downstairs, the non-legal basement suite  
provides great flexibility—perfect for extended



family, guests, or future rental income. It includes two additional bedrooms, a large living room, full kitchen, bathroom, storage area, and its own washer/dryer in the utility room.

Other features include an oversized attached double garage, a backyard stone patio, and a storage shed. Enjoy being just a short stroll from the shops, restaurants, and amenities of the vibrant Marda Loop.

Built in 1987

### **Essential Information**

MLS® #	A2218656
Price	\$1,350,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,525
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3522 15 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4A3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 9th, 2025

Days on Market 1

Zoning M-C1

### **Listing Details**

Listing Office Century 21 Masters

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