# \$850,000 - 3, 3512 15 Street Sw, Calgary

MLS® #A2254813

## \$850,000

4 Bedroom, 4.00 Bathroom, 1,543 sqft Residential on 0.00 Acres

Altadore, Calgary, Alberta

\*\*\*\*\*Open House Sunday Oct 26 2025

\*\*\*\*PRICE DROP!!! WELCOME TO THIS
BEAUTIFUL HOME IN ALTADORE.

Experience urban living in one of
Calgary's most sought-after communities.
This newly built 4-plex offers over 2,100 sq. ft.
of developed living space, including a
thoughtfully designed upper level spanning
1,543 sq. ft.

The main floor features a gourmet kitchen with an abundance of cabinetry, quartz counter tops, a breakfast bar for casual dining, and premium stainless steel appliances. The dining area connects seamlessly to the kitchen, creating the perfect setting for entertaining family and friends. Soaring 10-foot ceilings and expansive windows flood the home with natural light, while the spacious living room provides plenty of room for furniture and relaxation. A large mudroom with storage closet and a convenient 2-piece bathroom complete the main floor.

Upstairs, you'II find three generously sized bedrooms. The primary suite offers a walk-in closet and a luxurious 4-piece en suite. A full 5-piece main bathroom and upstairs laundry add comfort and convenience.

The fully developed basement expands your living space with a spacious recreation room, a generous bedroom, and an additional 4-piece bathroomâ€"perfect for guests or family. This







home also includes central air conditioning and a water softener, providing comfort and convenience for all your needs.

Enjoy outdoor living in your private fenced front yard, perfect for barbecues, and a fully landscaped lot. The detached single garage features high ceilings, providing ample storage for all your needs.

Situated in the heart of Altadore, this residence offers easy access to an array of amenities. Stroll to local shops, cafes, and parks, with quick connections to 33 Avenue, 14 Street, Crowchild Trail, and 17 Avenue. River Park, Riverdale Park, and the Golf & Country Club are all nearby, making this location truly exceptional.

#### Built in 2024

### **Essential Information**

MLS® # A2254813 Price \$850,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,543

Acres 0.00 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 3, 3512 15 Street Sw

Subdivision Altadore City Calgary County Calgary
Province Alberta
Postal Code T2T 4A3

### **Amenities**

Amenities Laundry

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting,

Sump Pump(s), Walk-In Closet(s)

Appliances Electric Range, ENERGY STAR Qualified Dishwasher, Garage

Control(s), Humidifier, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY

STAR Qualified Washer

Heating High Efficiency, Forced Air

Cooling Central Air

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Front Yard, Garden, Interior Lot, Landscaped, Low

Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Manufactured Floor Joist, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 6th, 2025

Days on Market 58

Zoning MC-1

## **Listing Details**

Listing Office Century 21 Bravo Realty

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