

4003 15A Street SW  
Calgary, Alberta

MLS # A2223114



**\$2,150,000**

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Altadore   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 3,005 sq.ft.   | Age:   | 2006 (19 yrs old) |
| Beds:     | 6  | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached   |        |                   |
| Lot Size: | 0.13 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks |        |                   |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood   | Sewer:     | -    |
| Roof:       | Asphalt Shingle  | Condo Fee: | -    |
| Basement:   | Finished, Full   | LLD:       | -    |
| Exterior:   | Stone, Stucco, Wood Frame  | Zoning:    | R-CG |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) |            |      |
| Inclusions: | Additional Refrigerator  |            |      |

Impressive two story traditional executive family home in excellent Altadore location, on beautifully landscaped large lot + sunny west facing backyard. In mint condition + with many recent significant renovations including brand new roof shingles + gutters (May 2025), water softener (2024), hot water tank (2023), double wall ovens (2021), dishwasher (2022), 9 foot ceilings + Gorgeous refinished walnut site finished flooring throughout the main floor, brand new carpeting throughout the remainder of the house + completely repainted interior (May 2025). Great street appeal + very welcoming feel with front veranda to enjoy the morning sun. Central hall plan flanking spacious dining room + cozy office with fireplace at the front of the home. The entire back of the home overlooking the pretty back yard is a huge open great room with fireplace, large eating nook with banquette + chefs kitchen with large island, tons of cabinetry + counter space + butler pantry leading to the dining room. There is also a very spacious + practical mudroom with lockers. Upstairs are four all corner roomy bedrooms, a cheerful office with built ins + laundry. The primary bedroom offers a walk in closet + ensuite bath with soaker tub, stand alone shower + double vanities. The lower level is developed with large flex room, additional bedroom + full bath. Easy space to create a large laundry room if so desired. The backyard offers a large deck as well as spacious area to play, put up trampoline or play set. Loads of beautiful perennials create a very lovely space in this private backyard. Walk to River Park, restaurants + shops, all levels of schools from this central location. A Must See!!