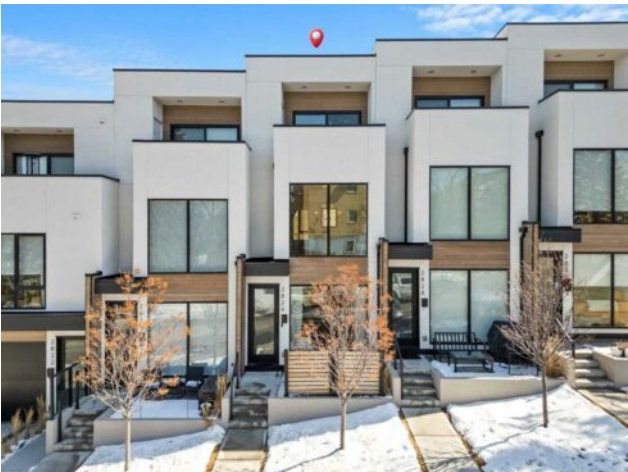


2826 15 Street SW  
Calgary, Alberta

MLS # A2208287



\$749,900

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,388 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Assigned, Garage Door Opener, Insulated, Single Garage Deta		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 265
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

\*\*\*OPEN HOUSE SUNDAY APRIL 13TH 12PM-2PM\*\*\* An exceptional opportunity to own this stunning 4-storey custom townhouse by Bella Developments. Designed with Scandinavian minimalism, this home boasts clean lines, efficient design, and an abundance of natural light. The striking facade blends crisp white finishes with warm wood accents, while three expansive west-facing windows flood each floor with sunshine. Step inside and be amazed by the spacious open-concept main floor, designed for both comfort and entertaining. The modern chef’s kitchen features custom cabinetry and sleek finishes, seamlessly flowing into the airy living and dining areas. With 3 full bedrooms, 3 bathrooms, and signature open-to-below architectural details, this home embodies style and function. The entire top floor is a private retreat, dedicated to the luxurious primary suite. Enjoy a custom walk-in closet, spa-inspired ensuite, and a west-facing private deck—the perfect spot for morning coffee or unwinding with a book at sunset. At street level, the home embraces seamless urban connectivity with sun-drenched front patios, ideal for outdoor lounging. Nestled in the heart of South Calgary, you’re just blocks from Marda Loop, Our Daily Brett, C-Space, and South Calgary Park. Whether you’re searching for a sophisticated inner-city home or a highly desirable rental property, HALDEN is a rare find and a must-see!