



# 810 15 Street Calgary Alberta

\$849,900

A beautiful & well cared for home in one of Calgary's most sought after Inner City communities! This spacious semi-detached infill features a bright and inviting floorplan, along with quality finishings, incredibly upgraded kitchen and a designer landscaped back yard oasis! Walking up to the home, you are greeted by a full width covered front deck, creating an incredible curb appeal and a place to sit with your morning coffee, rain or shine. Stepping through your front door, you enter a cozy foyer with double French doors leading into your well lit Living room, complete with warm gas fireplace and views of the front yard. This is adjoined to the formal dining area complete with custom built-ins. The main family living area is mere steps away and features an incredible Kitchen with upgraded/updated cabinetry, counters, stainless appliances and much more, all with an uninterrupted flow to the informal eating area (with a great view of the incredible back yard) and the main floor family room. The upper floor houses Three roomy bedrooms of which the spacious Primary Suite is complete with dual sinks, separate shower, and a luxurious sunken jetted Tub. There is a upper floor laundry along with a quaint private loft area, perfectly suited to cozy reading nook or a great place for the kids to do their homework. The basement is unfinished and is awaiting the needs tailored to your family. It boasts large bright windows and a unique area which was originally designed to be a separate entrance but can also be used as a great cold room/storage area. The yard will be the entertainment center for your friends and family this year with it designer designed pergola, flower boxes/beds and entertaining spaces. Located a short walk to Riley Park, school, outdoor swimming pool, and the myriad pubs and eateries that only Kensington can offer!

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Living room 13.25 Ft x 12.75 Ft

Dining room 14.08 Ft x 12.50 Ft

Kitchen 16.00 Ft x 11.00 Ft

Breakfast 11.00 Ft x 6.75 Ft

Family room 18.58 Ft x 9.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 18.08 Ft x 12.00 Ft

5pc Bathroom Measurements not available

Bedroom 14.00 Ft x 10.83 Ft

Bedroom 13.33 Ft x 8.50 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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