



3522 15 Street Calgary Alberta

\$1,350,000

Welcome to this timeless 4-bedroom-up home with a full illegal 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 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 illegal 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. (id:6769)

4pc Bathroom 10.50 Ft x 5.75 Ft
5pc Bathroom 9.25 Ft x 7.92 Ft
Bedroom 9.25 Ft x 11.67 Ft
Bedroom 10.67 Ft x 13.92 Ft
Bedroom 13.17 Ft x 12.25 Ft
Primary Bedroom 13.83 Ft x 17.83 Ft
3pc Bathroom 12.42 Ft x 7.50 Ft
Bedroom 8.58 Ft x 13.00 Ft
Bedroom 12.50 Ft x 17.25 Ft

Recreational, Games room 20.67 Ft x 17.42 Ft
Storage 11.75 Ft x 8.92 Ft
Furnace 8.67 Ft x 11.58 Ft
2pc Bathroom 4.83 Ft x 4.83 Ft
Breakfast 14.08 Ft x 9.33 Ft
Dining room 15.25 Ft x 17.83 Ft
Family room 13.83 Ft x 17.42 Ft
Foyer 6.83 Ft x 9.33 Ft
Kitchen 13.58 Ft x 14.08 Ft

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Listing Presented By:



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