



3512 15 Street Calgary Alberta

\$879,000

Introducing the Residences in Altadore, where the location is as impressive as the living spaces! Only 2 units left in this newly built 4plex completed July 2024. built over 2 floors + basement level, this rare townhouse offers over 2,300 Sq.ft of living space, this unit has A gourmet kitchen highlights an abundance of custom cabinets, quartz countertops, a breakfast bar for casual meals, and stainless steel appliances. The dining area connects effortlessly to the kitchen, providing a perfect setting to entertain friends and family with your culinary creations. Enjoy the natural light from the large windows and the high ceiling (10') , which boasts plenty of room for furniture, creating an inviting and relaxing environment to unwind at the end of the day. A large mudroom with storage closet and a bench when entering the home from the side door give you the option to keep your front entrance clean and organized. Rounding out this level is a convenient two-piece powder room and a flex area for either a reading area, nook or a working desk. The upper level provides a rare 3 bedrooms. The Primary bedroom offers a HUGE window that brings lot's of natural light, spacious walking in closet and a private 4pc Ensuite. Other 2 bedrooms feature a luxurious shared 4pc bathroom. The laundry room is conveniently located on the top floor for added practicality. A fully developed lower level features a 4th bedroom, HUGE versatile recreation room, a well-appointed four-piece bath, and a spacious storage room. A private fenced front yard, fully landscaped for you to use for BBQ, outdoor sitting area with the privacy you need. The Detached garage is just steps away along your private sidewalk with high ceilings for extra hanging storage. Experience the ultimate in urban living in this Altadore prime location with the rare size of the unit over 2 floors. A prime location, functional,...

Primary Bedroom 13.25 Ft x 12.75 Ft
 Other 5.08 Ft x 5.00 Ft
 5pc Bathroom 11.75 Ft x 5.00 Ft
 Bedroom 10.42 Ft x 9.42 Ft
 Bedroom 10.42 Ft x 9.42 Ft
 Laundry room 4.75 Ft x 3.42 Ft

Furnace 12.33 Ft x 8.58 Ft
 Bedroom 10.17 Ft x 9.83 Ft
 Living room 14.67 Ft x 13.25 Ft
 Dining room 9.17 Ft x 9.08 Ft
 Kitchen 17.67 Ft x 8.75 Ft
 Foyer 7.17 Ft x 5.25 Ft

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Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270
cawarawa@shaw.ca

5pc Bathroom 8.75 Ft x 8.75 Ft
Family room 28.58 Ft x 14.08 Ft
4pc Bathroom 9.83 Ft x 4.92 Ft

Other 6.00 Ft x 5.50 Ft
2pc Bathroom 8.25 Ft x 4.00 Ft
Other 8.50 Ft x 5.17 Ft