



# 2413 15 Street Calgary Alberta

\$839,900

Wonderful 2 Story Character Home that has been Updated while keeping the Charm with Wide Wood Window & Door Casings & Headers and Tall Wood Baseboards. All of this Matching the Original Beamed Ceiling above the Dining Room. Main Level has an Open Floor Plan with 9 Foot Ceilings, Hardwood Floors and a Bright East Facing Livingroom with a Great Gas Fireplace for those Cool Winter Nights! Fabulous Kitchen with Granite Countertops, a Large Granite Island, an Abundance of White Cabinets, a Gas Stove and Stainless Steel Appliances. There are 3 Bedrooms upstairs with a full Bathroom with Granite countertop. Off the master Bedroom is a Lovely Sunroom with Downtown Views! In the Lower Level you will find a Spacious Rec Room, Storage Room , Laundry room and another Full Bathroom with Granite Countertop. The Outstanding Outdoor Entertaining Area with West Facing Backyard that has A large Deck, Hot Tub, Detached Double Garage and Minimalist Landscaping. Book your viewing of this "Stylish, Distinctive Home in a Coveted Neighborhood "

Primary Bedroom 12.00 Ft x 17.25 Ft  
Bedroom 10.75 Ft x 11.67 Ft  
Bedroom 10.00 Ft x 10.70 Ft  
Sunroom 7.33 Ft x 17.00 Ft  
4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft  
Other 10.83 Ft x 11.58 Ft  
Dining room 13.58 Ft x 11.58 Ft  
Living room 14.67 Ft x 10.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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