

4003 15A Street SW
Calgary, Alberta

MLS # A2223114



\$2,150,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,005 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Additional Refrigerator		

****OPEN HOUSE SATURDAY MAY 24 from 2:30-4 pm**** Impressive two story traditional executive family home in excellent Altadore location, on beautifully landscaped large lot + sunny west facing backyard. In mint condition + with many recent significant renovations including brand new roof shingles + gutters (May 2025), water softener (2024), hot water tank (2023), double wall ovens (2021), dishwasher (2022), 9 foot ceilings + Gorgeous refinished walnut site finished flooring throughout the main floor, brand new carpeting throughout the remainder of the house + completely repainted interior (May 2025). Great street appeal + very welcoming feel with front veranda to enjoy the morning sun. Central hall plan flanking spacious dining room + cozy office with fireplace at the front of the home. The entire back of the home overlooking the pretty back yard is a huge open great room with fireplace, large eating nook with banquette + chefs kitchen with large island, tons of cabinetry + counter space + butler pantry leading to the dining room. There is also a very spacious + practical mudroom with lockers. Upstairs are four all corner roomy bedrooms, a cheerful office with built ins + laundry. The primary bedroom offers a walk in closet + ensuite bath with soaker tub, stand alone shower + double vanities. The lower level is developed with large flex room, additional bedroom + full bath. Easy space to create a large laundry room if so desired. The backyard offers a large deck as well as spacious area to play, put up trampoline or play set. Loads of beautiful perennials create a very lovely space in this private backyard. Walk to River Park, restaurants + shops, all levels of schools from this central location. A Must See!!