

1215 15 Street SE
Calgary, Alberta

MLS # A2165194



\$1,450,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Steam Room		

Inclusions: N/A

No feature has been overlooked in this Inglewood Oasis situated steps from the Bow River and the pathway system. Here are 5 things we love about this home: 1) For comfort and amenities, enjoy features such as A/C, Water softener and filtration, 3 zone Sonos system inside and out, a Sundance hottub, a steam shower and much more. 2) This home sits on a 40ft x 132ft lot and without an alley, this gives you a massive backyard along with a rear converted garage. Use this space to build out your dream studio, office, den, cave or gym. 3) The thoughtful design is perfect for entertaining. The wide entry leads to the "listening room" ready for your vinyl collection along with a spacious kitchen and dining room. 4) Enjoy your home outside with a large front porch, upper deck and a main rear deck leading down to your hottub for those Frigid days. The kids will enjoy the spacious west facing rear yard all year round. 5) This location cannot be beat. You are steps from the Bow River and the pathway system. A short walk leads to the many shops, live music venues and services of 9th Avenue. This home is also just a short walk to Colonel Walker School along with the delightful Nellie Breen Park. As a bonus, the massive raspberry bush in the front will keep the neighbourhood kids fed and your oven busy through the winter. Book your showing soon.