

**4912 15 Street SW**  
**Calgary, Alberta**

**MLS # A2199886**



**\$1,450,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Yard Lights		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, Storage		

**Inclusions:** NA

Nestled on the highly sought-after 15th Street in Altadore, this beautifully refreshed and impeccably maintained bungalow offers a rare opportunity to live just steps from River Park, the Glenmore Reservoir bike path, and trendy local coffee shops. Inside, the home is warm and inviting, featuring three well-appointed bedrooms on the main floor, offering flexibility for a growing family, a home office, or guest accommodations. The bright and airy kitchen is the heart of the home, complete with high-end appliances, a large granite island with additional cabinetry, and seamless access to a private, landscaped backyard—perfect for outdoor dining and entertaining. A built-in sprinkler system ensures easy maintenance year-round. The cozy yet sophisticated living room is enhanced by custom built-ins and a stylish shiplap and brick gas fireplace—perfect for chilly evenings and relaxing nights in. Beautifully maintained hardwood floors flow throughout the main level, adding warmth and character to every space. Downstairs, the fully developed basement provides an abundance of additional living space, perfect for a media room, home gym, or play area. A second fireplace adds warmth and ambiance, creating the ideal spot to unwind. The lower level also includes a spacious bedroom and a full bathroom, making it a comfortable retreat for guests or family members. A dedicated laundry room and ample storage space complete this level, ensuring both functionality and organization. Outside, the private backyard is an inviting retreat, with mature landscaping, a designated entertaining area, and a built-in sprinkler system. The property also features a double detached garage with convenient front and back lane access, offering plenty of room for vehicles and additional storage. Homes in this prime location rarely come to market—don't miss this opportunity to

own a slice of Altadore's vibrant lifestyle.