

# \$999,900 - 4023 15a Street Sw, Calgary

MLS® #A2192699

**\$999,900**

4 Bedroom, 4.00 Bathroom, 1,710 sqft  
Residential on 0.07 Acres

Altadore, Calgary, Alberta

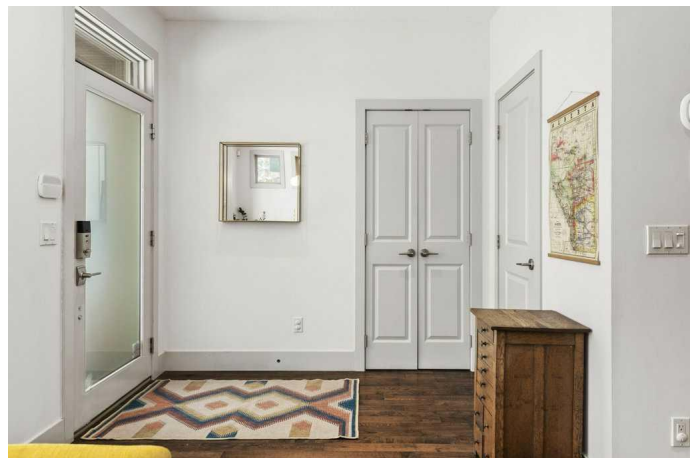
Price Improvement!! Welcome to this charming detached home with a west-facing backyard on the highly sought-after 15A Street in Altadore! Just minutes from downtown and within walking distance to Altadore School, Rundle Academy, Sandy Beach, dog parks, and shopping, this well-maintained 4-bedroom, 3.5-bathroom home is a rare gem.

Upon entering, you'll be greeted by custom cabinetry, granite countertops, nine foot ceilings, and gleaming hardwood floors.

The open-concept kitchen, equipped with stainless steel appliances and a buffet bar, flows effortlessly into the living room, which features a stunning fireplace and expansive windows. A formal dining room, with large windows overlooking the front yard, adds a touch of sophistication to the main floor.

The spacious primary suite boasts vaulted ceilings, a walk-in closet, a luxurious 5-piece ensuite, and a private balcony. The second bedroom also offers a walk-in closet, while the bright and airy third bedroom is equally inviting.

The fully developed basement, professionally completed with permits in 2023, includes a 4th bedroom and a versatile flex room with an enlarged window, perfect for use as a 5th bedroom. Recent upgrades, including a new furnace (2022) and air conditioner (2021), provide year-round comfort. Step outside to enjoy the private backyard with a lovely deck, ideal for soaking up the evening sun. The detached double garage, accessed via a



paved alley, offers ample storage space.  
This is an exceptional opportunity in a prime  
location—don't miss out!

Built in 2009

### Essential Information

MLS® #	A2192699
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,710
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4023 15a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4C8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Smoking Home, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 6th, 2025
Days on Market	35
Zoning	R-CG

## **Listing Details**

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.