\$1,300,000 - 3522 15 Street Sw, Calgary

MLS® #A2218656

\$1,300,000

6 Bedroom, 4.00 Bathroom, 2,525 sqft Residential on 0.12 Acres

Altadore, Calgary, Alberta

Welcome to this timeless 4-bedroom-up home with a full illegal basement suite, perfectly located in the heart of Altadore. Whether you're looking for a spacious family home with 3,826 sq.ft of developed living space, or a property with excellent potential, this one offers the best of both worlds.

The main level impresses with refinished oak hardwood floors, an open-concept layout, and a showstopping living room featuring 17-foot ceilings, arched windows, and a curved staircase with custom railings. Evenings come alive in the family roomâ€"curl up by the cozy fireplace and unwind in comfort.

The kitchen is both stylish and functional, with classic white cabinetry, granite countertops and backsplash, a full island with raised eating bar, and a cozy breakfast nook. You'll also find a generous dining area and a large laundry room on this level.

Upstairs, the home offers a family-friendly layout with four well-sized bedrooms, including a luxurious primary suite complete with a walk-in closet and spa-like ensuite with steam shower, soaker tub, and double vanities. A full bathroom completes the upper level.

Downstairs, the illegal basement suite provides great flexibilityâ€"perfect for extended family, guests, or future rental income. It includes two additional bedrooms, a large







living room, full kitchen, bathroom, storage area, and its own washer/dryer in the utility room.

Other features include an oversized attached double garage, a backyard stone patio, and a storage shed. Enjoy being just a short stroll from the shops, restaurants, and amenities of the vibrant Marda Loop.

Built in 1987

Essential Information

MLS® # A2218656 Price \$1,300,000

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,525 Acres 0.12 Year Built 1987

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 3522 15 Street Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T4A3

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Kitchen Island, Open Floorplan,

Separate Entrance, Storage

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove,

Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 53

Zoning M-C1

Listing Details

Listing Office Century 21 Masters

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