

# \$840,000 - 4, 3512 15 Street Sw, Calgary

MLS® #A2224370

**\$840,000**

4 Bedroom, 4.00 Bathroom, 1,617 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

ONE LAST UNIT LEFT! Introducing the Residences in Altadore, where the location is as impressive as the living spaces! 1 unit left in this newly built 4plex completed July 2024. built over 2 floors + basement level, this rare townhouse offers over 2,400 Sq.ft of living space, this unit has A gourmet kitchen highlights an abundance of custom cabinets, quartz countertops, a breakfast bar for casual meals, and stainless steel appliances. The dining area connects effortlessly to the kitchen, providing a perfect setting to entertain friends and family with your culinary creations. Enjoy the high ceiling (10') , which boasts plenty of room for furniture, creating an inviting and relaxing environment to unwind at the end of the day. A large mudroom with storage closet and a bench when entering the home from the side door give you the option to keep your front entrance clean and organized. Rounding out this level is a convenient two-piece powder room and a flex area for either a reading area, nook or a working desk. The attached garage is a rare find in a townhouse and the most convenient way to access your home. The upper level provides massive windows straight in to your private Terrace for year round use, facing south for year round sun exposure. Use the terrace for your BBQ and private outdoor space. Also on the upper level, a rare 3 bedrooms. The Primary bedroom offers a spacious walking in closet and a private 4pc Ensuite. Other 2 bedrooms feature a luxurious shared 4pc



bathroom. The laundry room is conveniently located on the top floor for added practicality. A fully developed lower level features a 4th bedroom, HUGE versatile recreation room, a well-appointed four-piece bath, and a spacious storage room. Fully landscaped and snow maintained year round. The attached garage with high ceilings for extra hanging storage. Experience the ultimate in urban living in this Altadore prime location with the rare size of the unit over 2 floors. A prime location, functional, sleek design, and an array of amenities within walking distance make this the perfect place to call home.

Built in 2024

**Essential Information**

MLS® #	A2224370
Price	\$840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,617
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	4, 3512 15 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4A3

**Amenities**

Amenities	Laundry
Parking Spaces	1
Parking	Alley Access, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)
Appliances	Electric Range, Garage Control(s), Gas Water Heater, Humidifier, Microwave, Range Hood, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Range
Heating	High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Make-up Air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Front Yard, Garden, Interior Lot, Landscaped, Low Maintenance Landscape
Roof	Shingle
Construction	Concrete, Manufactured Floor Joist, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 25th, 2025
Days on Market	9
Zoning	M-C1

### Listing Details

Listing Office	2% Realty
----------------	-----------

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.