



GRASSROOTS
REALTY GROUP

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2828 15 Street SW
Calgary, Alberta

MLS # A2216028



\$744,900

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,372 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 265
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: TV mount on main floor

Urban sophistication in the heart of South Calgary! Live stylishly in this contemporary 3 bedroom, 3 bathroom townhouse with a single garage, perfectly positioned in vibrant inner city Calgary — just minutes from Marda Loop, 14th Street, 17th Ave, downtown and the city's trendiest spots. Designed and upgraded with the modern professional in mind, this home features 9 ft ceilings on all three above grade levels, beautiful natural light throughout and central A/C. The main level offers a sleek open-concept layout with wide plank hardwood flooring, flat ceilings, and pot lights. The bright, well designed kitchen features plenty of white cabinetry, quartz countertops, timeless subway tile backsplash from counter to ceiling, stainless steel appliances including a gas range, and breakfast bar seating. The kitchen transitions into the generously sized dining area and the bright, refined living room, highlighted by a contemporary tile-surround fireplace and striking west-facing two-storey windows. The second level offers a stylish bedroom, a full bathroom with a walk-in shower, and laundry. Also on this level is a bright, open flex space—perfect for a home office or cozy den that features large windows with remote-controlled blind and an open railing that overlooks the main floor, adding to the home's airy, connected feel. The entire 3rd level, is the private primary suite with a large walk-in closet with built-in cabinetry, beautiful ensuite with double vanity, built-in desk and spacious west-facing balcony with sizeable patio doors and storage room off the balcony. The fully finished basement adds even more living space with a comfortable family room with wet bar, full bathroom, storage/utility room, and a third bedroom — ideal for guests or a gym. This beautiful home has a west-facing sunny patio and a finished private garage (not a shared double

garage) that is drywalled, painted and with tall ceilings for extra storage. Enjoy low-maintenance living within this stylish self-managed condo complex with great neighbors and low condo fees, located within quick access to boutique fitness studios, top coffee shops, dining, and nightlife. Turnkey and trendy...welcome to your South Calgary home base!