



GRASSROOTS
REALTY GROUP

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4203 15 Street SW
Calgary, Alberta

MLS # A2217025



\$1,985,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,872 sq.ft.	Age:	2005 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Quartz Counters, Tankless Hot Water		

Inclusions: Second Refrigerator in basement

Welcome to 4203 15 Street SW, a beautifully updated family home in the heart of Altadore. There's so much to love about this property, but here are five standout features. First, the layout is ideal for families, offering four spacious bedrooms upstairs and two additional bedrooms in the fully developed basement. Second, the west-facing backyard is a true highlight—generous in size and perfect for relaxing, entertaining, or letting the kids play. Third, the home underwent a major renovation just two years ago on both the main floor and basement, bringing modern finishes and thoughtful upgrades throughout. Fourth, the main floor is designed for real life, featuring a welcoming foyer, a large home office, a massive mudroom, a sleek contemporary kitchen, and two inviting living areas. Fifth, the basement not only adds extra bedrooms but also provides plenty of storage, giving you space to grow without compromise. This is a rare opportunity to own a stylish, functional home in one of Calgary's most desirable communities, just steps from River Park and the Elbow River Valley.