



GRASSROOTS
REALTY GROUP

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2620 15A Street SW
Calgary, Alberta

MLS # A2264817



\$899,900

Division:	Bankview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,273 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Walk-In Closet(s)

Inclusions: N/A

This inner-city infill delivers nearly 3,000 ft² of beautifully designed living space and a rare attached front double garage. Thoughtfully finished with exceptional soundproofing and QUALITY MATERIALS, it's built for entertaining and everyday comfort. Step inside to 10-ft ceilings, wide-plank hardwood, and a bright, open plan with glass railings and large windows. At the centre of the home, the kitchen impresses with JennAir appliances, a 5-burner gas cooktop, an oversized island with seating, abundant drawer storage, and a dedicated beverage bar with under-counter fridge and shelving, equally suited to morning espresso or evening pours. The spacious dining area flows into the living room, where a two-way fireplace creates a cozy focal point. A walk-in pantry adds storage, while a practical rear mudroom keeps everything organized. Upstairs are three generous bedrooms with custom closet organizers. The luxurious primary retreat features a walk-in closet and a spa-inspired 6-piece ensuite with steam shower, double vanity, and jetted tub. The second-floor laundry room includes a sink and cabinetry for everyday convenience. The lower level expands your living space with a family room, full bathroom, and a versatile guest room with a sizeable walk-in closet. Notable upgrades include built-in speakers throughout, a double-insulated garage, oversized water heater, central air conditioning, rough-in for central vac, and new shingles in 2023. With quick access to downtown, a nearby off-leash dog park, and the boutiques and dining of Marda Loop, this is a rare opportunity on one of Bankview's signature streets, celebrated for its charm and convenience to the inner city. Schedule your private showing today.

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