



GRASSROOTS
REALTY GROUP

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2924 15 Street SW
Calgary, Alberta

MLS # A2280784



\$675,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 402
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Ottoman & White Wall Unit (basement), Second Bedroom Bedframe & Mattress

Don't miss out on this incredible opportunity for a gorgeous townhome in a walkable location in Marda Loop! One block away from Our Daily Brett, cSpace, the Marda Loop Community Centre & library and just a few blocks from favourites like DOPO and Marda Loop Brewing (not to mention River Park!), this modern home is in the action while still being on a quiet street. The main level is warm and inviting with an open floor plan, tiled gas fireplace with custom art niche, full-sized dining area and a kitchen made for entertaining with central island! Enjoy soft-close cabinets, garbage pull-out, window above the sink, wine racking, quartz counters and modern stacked tiling. Easy access to the back deck is perfect for summer BBQs (gas line in place) or a sunny morning coffee. The oversized pantry and powder room round out this level. Upstairs, enjoy lovely natural light and two generously sized bedrooms, each with their own ensuite bath. Laundry and linen closet on this level are so convenient! The primary ensuite bath is made for indulging, with in-floor heat, steam shower, body jets, double sinks and so much storage! Walk-in closet has custom MDF shelving and the bedroom itself has plenty of space for any size of bedroom furniture. Second bedroom is generously sized and has full bath with a tub. The lower level is the place to lounge, with a large rec room ready for movie nights or having your friends over for the big game. Third bedroom with large west-facing window, full bathroom, storage and mechanical complete the picture, including new water softener (2021) and hot water tank (2022). This self-managed complex is pet-friendly and has amazing neighbours! This home is a sanctuary, somewhere you can be proud to call your own.

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