



**GRASSROOTS**  
REALTY GROUP

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**2413 15 Street SW**  
**Calgary, Alberta**

**MLS # A2284468**



**\$849,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Granite Counters, Kitchen Island		

**Inclusions:** Hot Tub

Wonderful 2 Story Character Home that has been Updated while keeping the Charm with Wide Wood Window & Door Casings & Headers and Tall Wood Baseboards. All of this Matching the Original Beamed Ceiling above the Dining Room. Main Level has an Open Floor Plan with 9 Foot Ceilings, Hardwood Floors and a Bright East Facing Livingroom with a Great Gas Fireplace for those Cool Winter Nights! Fabulous Kitchen with Granite Countertops, a Large Granite Island, an Abundance of White Cabinets, a Gas Stove and Stainless Steel Appliances. There are 3 Bedrooms upstairs with a full Bathroom with Granite countertop. Off the master Bedroom is a Lovely Sunroom with Downtown Views! In the Lower Level you will find a Spacious Rec Room, Storage Room, Laundry room and another Full Bathroom with Granite Countertop. The Outstanding Outdoor Entertaining Area with West Facing Backyard that has A large Deck, Hot Tub, Detached Double Garage and Minimalist Landscaping. Book your viewing of this "Stylish, Distinctive Home in a Coveted Neighborhood"