



2413 15 Street SW
Calgary, Alberta

MLS # A2284468



\$839,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	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"