



2413 15 Street SW
Calgary, Alberta

MLS # A2284468



\$849,900

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"