



4009 15A Street SW
Calgary, Alberta

MLS # A2295253



\$1,549,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,807 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: None

This gorgeous three-story duplex on a premier Altadore street offers an expansive floor plan meticulously designed for modern living. The main level welcomes you with a formal foyer and an elegant dining room that flows into a chef-inspired kitchen featuring a massive quartz island, a walk-in pantry, and a dedicated pocket office—perfect for working from home. Relax in the sun-filled living room anchored by a sleek gas fireplace, which leads into a functional rear mudroom and a conveniently located powder room. The second level is thoughtfully laid out with three bedrooms and a separate laundry room. This floor includes a spacious secondary master bedroom with its own private ensuite bath and walk-in closet, a second bedroom also featuring a walk-in closet, and a versatile third bedroom. Highlighting the home's unique design, the entire third floor is a private primary retreat, offering ultimate seclusion with a private balcony, a massive walk-in closet with its own center island, and a spa-like ensuite featuring a deep soaker tub, double vanity, and custom shower. The fully developed basement adds even more value with a dedicated home gym, a spacious media room, a stylish wet bar, a fifth bedroom, and ample storage. This stunning property blends luxury and function, situated just steps from the vibrant shops of Marda Loop, top-tier schools, and local parks.