



4111 15 Street SW
Calgary, Alberta

MLS # A2298334



\$1,388,000

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,536 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Oversized, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Gentle Sloping, Paved, Rectangular Lot		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bidet, Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Build, renovate, or move in to enjoy. Make sure to book your showing before it's too late. The location is fantastic for walkability and in only minutes you could be walking the dog at River Park off-leash, picnicking at Sandy Beach, grabbing a coffee or bite at Neighbour Coffee, Monogram Coffee, or Le Comptoir, and no need to drive and deal with the construction, but enjoy the fruits of those at DOPO, Penny Crown, Avitus Wine Bar, the Trop as well as the ease of all other amazing amenities in Marda Loop. The historical zoning on this street, along with those immediately surrounding it, was R1 which has preserved lower density in the area. The orientation of the lot is extremely desirable with 50ft frontage, 125ft depth, slight front-to-back elevation, west facing backyard, paved alleyway and situated between two stunning luxury homes. For those who aren't looking to build right away the home's original owners expanded the above grade square footage of this home by building an addition onto the back, adding roughly 500sqft setting this home apart from the traditional bungalows built in the 1950's. The addition also adds an element of character and comfort as well as lends to more flexibility should a buyer decide to do an extensive renovation. The oversized double garage and rear parking pad will also assist in that endeavour. There have only been two owners of this home since it was built over 70 years ago and has never been used as a rental. Pride of ownership is evident throughout the property. The home has been upgraded to retain the quality building materials used at the time, but blended with current conveniences and styled in a modern way. The at grade access to the backyard make the deck and patio feel like an extension of the home. If you've been looking for something unique in the cherished community of Altadore, here is

your opportunity!