

**2141 15 Street SW**  
**Calgary, Alberta**

**MLS # A2298477**



**\$949,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,082 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d49
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** N/A

Sophisticated urban living finds its perfect expression in this thoughtfully designed home. It delivers over 2,500 square feet of bright and functional space across three inviting levels. The main floor creates an effortless flow between spacious living and dining areas. These spaces are highlighted by a striking feature fireplace wall and a dedicated TV nook, perfect for relaxed evenings or entertaining guests. Natural light pours in through oversized windows, enhancing the warm and welcoming atmosphere. At the centre of daily life is the chef's kitchen, complete with a generous island ideal for preparing meals and gathering with friends. A sunny breakfast nook opens onto a private balcony with pleasant garden views below. Just off the kitchen sits a versatile family room, ideal as a cozy reading retreat or lively kids play area while meals are being prepared. Upstairs, the primary suite serves as a peaceful retreat featuring vaulted ceilings, a luxurious spa inspired ensuite, a spacious walk in closet, and impressive downtown city views. Two additional bedrooms and a well appointed main bathroom provide comfort and flexibility for family or visitors. The walk out basement adds valuable living space with a lower family room that opens directly onto a private terrace surrounded by low maintenance landscaping. This offers an ideal spot for outdoor relaxation or casual gatherings. Throughout the home, luxurious finishings shine through with granite counters, slate and hardwood flooring, in floor heating, and custom millwork that bring elegance and warmth to every room. A double attached garage offers convenient parking and extra storage. The walk out design maximizes light and usability on the lower level. Nestled in the vibrant Bankview community, this home sits just a short walk from the energy of 17th Avenue, filled with trendy shops, diverse restaurants,

cafés, pubs, boutiques, and entertainment options. Enjoy easy access to local parks, community playgrounds and pathways. It delivers the ideal balance of inner city convenience and neighbourhood charm.