

2117 15 Street SW
Calgary, Alberta

MLS # A2353003

\$929,000

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,784 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

****CANCELLED OPEN HOUSE THIS SATURDAY OCT. 24TH 2-4PM**A HOME AS UNIQUE AS YOU ARE!**** If you're looking for something beyond the ordinary, this distinctive detached home in the heart of Bankview is sure to capture your attention. Artistic, expressive and wonderfully inviting, it offers a personality all its own. From its soaring ceilings and rich hardwood floors to its beautiful natural light and architectural details, every space has something special to offer. With approximately 2,493 SQ. FT. OF DEVELOPED LIVING SPACE, enjoy inner-city living without compromising on room to entertain, relax and unwind. The charm begins at the welcoming front porch, framed by mature landscaping and colourful curb appeal. Inside, an airy, light-filled interior features an open staircase and thoughtfully connected living spaces. The spacious kitchen offers granite countertops, a gas range, generous island with breakfast bar and ample cabinetry, flowing naturally into the dining area, where a striking three-sided gas fireplace creates a beautiful focal point. A TRUE HIGHLIGHT IS THE SUN-FILLED FAMILY ROOM, WHERE OVERSIZED SLIDING GLASS DOORS OPEN DIRECTLY TO THE PRIVATE BACKYARD COURTYARD. Inviting the outdoors in, these expansive doors create a seamless connection between indoor and outdoor living. Imagine summer evenings entertaining friends or peaceful mornings enjoying coffee in your own private retreat. An additional flexible main-floor space, currently used as an office, could easily become a cozy reading lounge, creative studio or second sitting room. Upstairs, vaulted ceilings and interesting architectural details continue throughout three inviting bedrooms. The bright primary retreat features an oversized window, walk-in closet and private four-piece ensuite with a relaxing soaker tub. Two additional bedrooms, a

full bathroom and convenient upper-level laundry complete this floor. The fully developed basement offers a spacious recreation room, versatile flex area, two-piece bathroom and ample storage. Outside, the private fenced courtyard, charming front porch and double detached garage add convenience, while central air conditioning ensures year-round comfort. THE LOCATION IS JUST AS SPECIAL AS THE HOME! Nestled in vibrant Bankview, you're moments from the restaurants, cafés and boutiques of 17th Avenue and Marda Loop, along with nearby parks, pathways, schools and downtown.