

# \$870,000 - 3, 3512 15 Street Sw, Calgary

MLS® #A2254813

**\$870,000**

4 Bedroom, 4.00 Bathroom, 1,543 sqft

Residential on 0.00 Acres

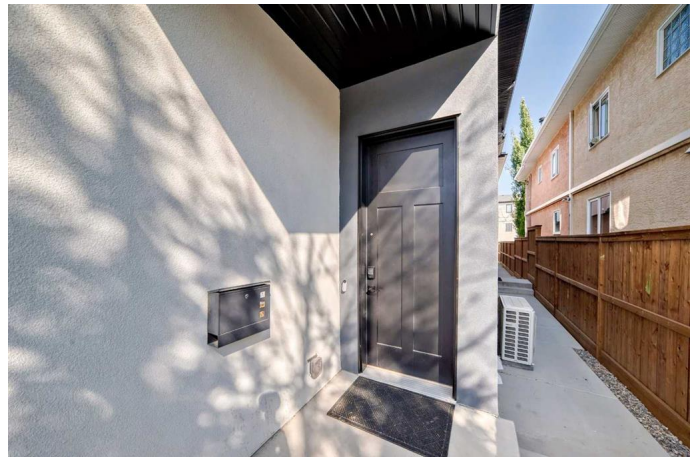
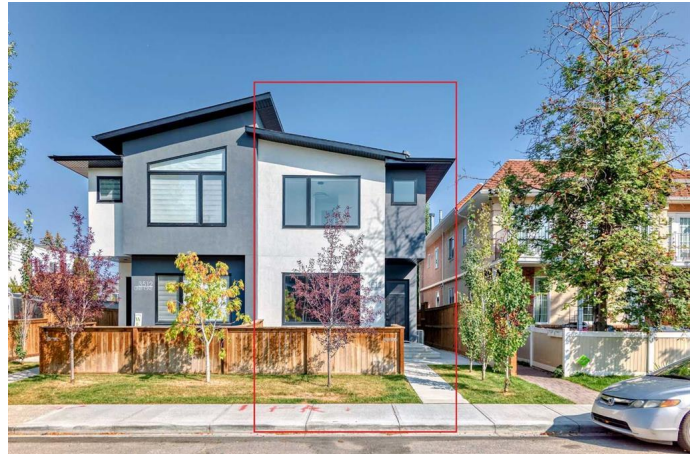
Altadore, Calgary, Alberta

WELCOME TO THIS BEAUTIFUL HOME IN ALTADORE. Experience urban living in one of Calgary's most sought-after communities. This newly built 4-plex offers over 2,100 sq. ft. of developed living space, including a thoughtfully designed upper level spanning 1,543 sq. ft.

The main floor features a gourmet kitchen with an abundance of cabinetry, quartz counter tops, a breakfast bar for casual dining, and premium stainless steel appliances. The dining area connects seamlessly to the kitchen, creating the perfect setting for entertaining family and friends. Soaring 10-foot ceilings and expansive windows flood the home with natural light, while the spacious living room provides plenty of room for furniture and relaxation. A large mudroom with storage closet and a convenient 2-piece bathroom complete the main floor.

Upstairs, you'll find three generously sized bedrooms. The primary suite offers a walk-in closet and a luxurious 4-piece en suite. A full 5-piece main bathroom and upstairs laundry add comfort and convenience.

The fully developed basement expands your living space with a spacious recreation room, a generous bedroom, and an additional 4-piece bathroom—perfect for guests or family. This home also includes central air conditioning and a water softener, providing comfort and



convenience for all your needs.

Enjoy outdoor living in your private fenced front yard, perfect for barbecues, and a fully landscaped lot. The detached single garage features high ceilings, providing ample storage for all your needs.

Situated in the heart of Altadore, this residence offers easy access to an array of amenities. Stroll to local shops, cafes, and parks, with quick connections to 33 Avenue, 14 Street, Crowchild Trail, and 17 Avenue. River Park, Riverdale Park, and the Golf & Country Club are all nearby, making this location truly exceptional.

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254813      |
| Price          | \$870,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,543         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3, 3512 15 Street Sw |
| Subdivision | Altadore             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |

Postal Code T2T 4A3

### Amenities

Amenities Laundry  
Parking Spaces 1  
Parking Single Garage Detached  
# of Garages 1

### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s), Walk-In Closet(s)  
Appliances Electric Range, Garage Control(s), Humidifier, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer  
Heating High Efficiency, Forced Air  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Interior Lot  
Roof Asphalt Shingle  
Construction Concrete, Stucco, Wood Frame, Manufactured Floor Joist  
Foundation Poured Concrete

### Additional Information

Date Listed September 6th, 2025  
Days on Market 2  
Zoning MC-1

### Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.