

# \$1,350,000 - 3522 15 Street Sw, Calgary

MLS® #A2218656

**\$1,350,000**

6 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 0.12 Acres

Altadore, Calgary, Alberta

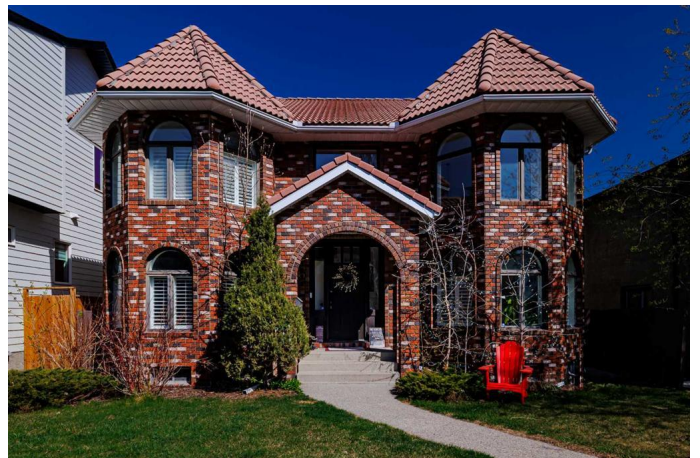
Welcome to this timeless 4-bedroom-up home with a full illegal basement suite, perfectly located in the heart of Altadore. Whether you're looking for a spacious family home with 3,826 sq.ft of developed living space, or a property with excellent potential, this one offers the best of both worlds.

The main level impresses with refinished oak hardwood floors, an open-concept layout, and a showstopping living room featuring 17-foot ceilings, arched windows, and a curved staircase with custom railings. Evenings come alive in the family room—curl up by the cozy fireplace and unwind in comfort.

The kitchen is both stylish and functional, with classic white cabinetry, granite countertops and backsplash, a full island with raised eating bar, and a cozy breakfast nook. You'll also find a generous dining area and a large laundry room on this level.

Upstairs, the home offers a family-friendly layout with four well-sized bedrooms, including a luxurious primary suite complete with a walk-in closet and spa-like ensuite with steam shower, soaker tub, and double vanities. A full bathroom completes the upper level.

Downstairs, the illegal basement suite provides great flexibility—perfect for extended family, guests, or future rental income. It includes two additional bedrooms, a large



living room, full kitchen, bathroom, storage area, and its own washer/dryer in the utility room.

Other features include an oversized attached double garage, a backyard stone patio, and a storage shed. Enjoy being just a short stroll from the shops, restaurants, and amenities of the vibrant Marda Loop.

Built in 1987

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218656    |
| Price          | \$1,350,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,525       |
| Acres          | 0.12        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3522 15 Street Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T4A3            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer, Window Coverings                                                             |
| Heating           | Forced Air                                                                                                                                                      |
| Cooling           | None                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Wood Burning                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Finished, Full, Suite                                                                                                                                           |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard |
| Roof              | Clay Tile                                  |
| Construction      | Brick, Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 39            |
| Zoning         | M-C1          |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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