

# \$1,350,000 - 3917 15a Street Sw, Calgary

MLS® #A2246993

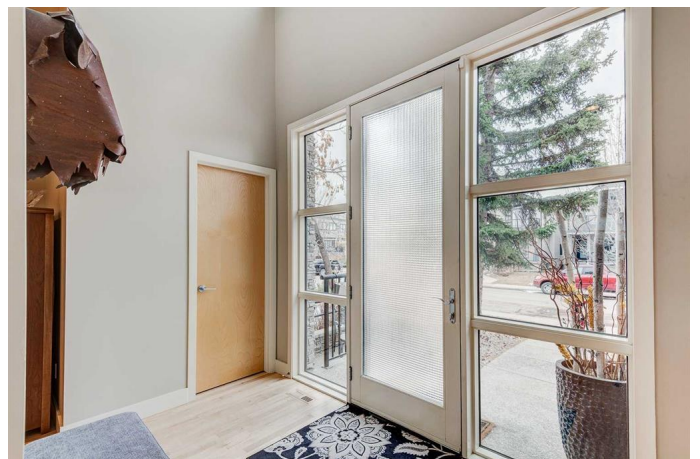
**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 2,127 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Welcome to this stunning two-story home in the sought-after community of Altadore, where modern design meets exceptional comfort. Bathed in natural light from oversized windows throughout, the open-concept layout offers effortless flow and style. The upgraded chef's kitchen boasts abundant cabinetry, high-end appliances, a walk-in pantry, and a massive center island perfect for gatherings. The spacious main living area is anchored by a two-sided fireplace and features double sliding doors opening to a private, professionally landscaped urban backyard. Upstairs, the luxurious master retreat impresses with soaring ceilings, a Juliet balcony, a cozy fireplace, dual custom built-ins, a walk-in closet, and a spa-like five-piece ensuite with a freestanding soaker tub and steam shower. Two additional bedrooms share a Jack & Jill bathroom, alongside a convenient upper-level laundry room. The fully developed lower level offers a generous 4th bedroom, a media room with wet bar and a 3-piece bath. This home comes equipped with central air conditioning, dual high-efficiency furnaces, central vac with a recent upgrade, and smart wiring for audio and security. Thoughtful updates include front landscaping with new footing and stone walls (2023), resealed front door overhang (2023), refinished main floor hardwood (2020), sealed concrete (2024), and roof maintenance (2024). Mechanical upgrades include new furnaces (2019 & 2021), hot water tank (2023), in-floor



heating system upgrade (2022), sewage pump replacement (2022), and recent duct cleaning and furnace servicing (2024). The property has been meticulously cared for, with regular tree pruning and fertilization by professional landscapers (2025). Move-in ready and designed for both style and function, this Altadore gem offers a rare blend of luxury, comfort, affording the discerning buyer peace of mind.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246993    |
| Price          | \$1,350,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,127       |
| Acres          | 0.08        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3917 15a Street Sw |
| Subdivision | Altadore           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4C8            |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                           |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Tar/Gravel

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 8th, 2025

Days on Market 15

Zoning R-CG

## Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.