



\$ 625,000.00

3714A 15 STREET SW CALGARY

<https://paulbrinton.com>

This is the perfect home, in a great neighbourhood for someone looking to make a passive income while still living in their house. The sellers are retiring, and therefore need to pass this great investment opportunity onto someone else. Located in the heart of Altadore, Calgary, this gorgeous property has endless...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow, Up/Down

MLS ® #: A1156527

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-01 21:30:38

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 10/22/21

Lot size: 5479 sq ft

Year built: 1956

Parking: Alley Access, Double Garage
Detached, Garage Faces Rear

PROPERTY FEATURES

Garage YN: Yes

Flooring: Cork,Hardwood,Linoleum

Exterior Features: Other,Private Yard

District: CAL Zone CC

Inclusions: movable kitchen islands

Lot Features: Back Lane,Back
Yard,Rectangular Lot,Sloped Up

Heating Type: Forced Air,Natural Gas

Total Parking: 2

Community Features: Park,Schools
Nearby,Playground,Pool,Sidewalks,Street
Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: French Door,Laminate
Counters,Separate Entrance,Storage,Wood
Counters

Roof Type: Asphalt Shingle

PROPERTY INFORMATION



Basement: Finished, Suite, Walk-Out

Levels: One

Laundry features: In Basement, Laundry Room

Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: \$ 616.26

Title Land: Fee Simple

Photo Count: 37

Rooms Above Grade: 4

Unit Exposure: W

Construction Materials: Aluminum Siding ,Stucco,Wood Frame

Suite: Suite - Illegal

Foundation: Poured Concrete

Frontage Metres: 13.69M 44`11"

Appliances: Dishwasher,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Window Coverings

Living Area SF: 1014.18

Subdivision Name: Altadore

Structure Type: House

Lot Size Acres: 0.13

Restrictions: None Known

