



**3232 15 Street NW  
Calgary, Alberta**

**MLS # A2315175**



**\$950,000**

<b>Division:</b>	Collingwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Garden, Landscaped, Low Maintenance Landscape, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Rolled/Hot Mop	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 2 remotes, TV wall mount in dining room, air conditioner, central vacuum and attachments, 2 garden sheds, lean-to shed, most shelving in garage (not white wire baskets nor table on left side of back window), garage heater, greenhouse, flag pole, 7 large dark planters at front of house, 4 wooden patio chairs, deck box, plastic locker outside, 2 garden hoses, propane outdoor heater (as is), 2 white Ikea wardrobe closets in bedrooms, 2 dark brown Ikea wardrobe closets in bedroom, 4 mirrors on walls, white cupboards in laundry room.

Discover a truly one-of-a-kind mid-century reverse walk-out home overflowing with character, timeless charm, and thoughtfully curated updates throughout, offering a rare blend of architectural personality and modern comfort in a sought-after location just down the street from Confederation Park Golf Course, close to schools, and with excellent access around the city. From the moment you arrive, the beautifully landscaped front yard with tiered gardens, stunning perennial plants, and included greenhouse creates unforgettable curb appeal, while inside, the home showcases a warm prairie-inspired aesthetic with reclaimed barn wood (from Saskatchewan) feature wall, rich wood ceilings, exposed beams, hardwood flooring, and two wood-burning fireplaces that add warmth and atmosphere. The bright and spacious main floor features an updated kitchen complete with stainless steel appliances, a large island with breakfast bar seating, abundant cupboard space, and seamless flow into the sun-filled dining and living areas framed by expansive windows, while the oversized front entry offers exceptional storage with numerous closets throughout the home. Also on the main level is a full bathroom, a utility/storage room with laundry and built-in shelving, plus a versatile flex space with soundproofing ideal for a studio, workshop, office, gym, or hobby room. Upstairs, natural light pours into the inviting family room centered around the second wood-burning fireplace, while a massive balcony spanning the entire front of the home creates an incredible outdoor retreat with beautiful views. The upper level offers a rare 4 bedrooms including a stunning front bedroom with soaring cedar ceilings, beams, and picturesque views, while the spacious primary suite features a walk-in closet. The upper full bathroom is well-appointed with dual sinks, adding both style and functionality for

busy households. Outside, this property offers multiple inviting spaces to relax and unwind, including the expansive upper balcony, a very large main-level patio with a portion privately enclosed behind a gate, and additional sitting areas along the side of the home leading to the front entrance. Additional highlights include air conditioning, 2 furnaces, a hot water tank replaced in 2019, a breezeway leading to the double detached heated garage and driveway, plus a greenhouse and multiple backyard sheds for even more storage. Rich in style, warmth, and individuality, this is not your typical home - it is a statement property designed for those who appreciate architecture, craftsmanship, and spaces with soul.