



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4715 15 Street SW
Calgary, Alberta

MLS # A2344243



\$2,000,000

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,017 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized, See Remarks		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		

Inclusions: Dishwasher Drawer (Kitchen), Built-in Steam Oven & Warming Drawer, Wine Refrigerator (Bar), Refrigerator Drawer (Bar), A/C Unit, Indoor/Outdoor built-in speakers with Sonos Amps, Garage Car Lift, Garage Cabinets, Garage Storage Loft Lift, Security Cameras, Rogue Gym Rack, Gas Fire Bowl, TV Wall Mounts (No TVs)

Welcome to one of Altadore's most exceptional properties, perfectly positioned on a quiet street backing directly onto a beautiful treed park and just one block from River Park. Offering an unparalleled inner-city lifestyle, this award-winning residence is a short walk to the shops, restaurants, and amenities of Marda Loop, while providing easy access to the Elbow River pathways, Glenmore Reservoir, swimming pool, golf courses, and Calgary's extensive network of walking and cycling trails. Completely renovated to the highest standards, this stunning four-bedroom bungalow seamlessly blends luxury, comfort, and functionality. Recognized with the 2023 Calgary Region BILD Award for Best Exterior Renovation & Outdoor Living Space, completed by Renova Homes, this residence showcases exceptional craftsmanship and thoughtful design throughout. The sun-filled main living area enjoys coveted west-backing exposure, with two walls of windows framing views of the private landscaped backyard, mature trees, and park beyond. Designed for both everyday living and entertaining, the chef-inspired kitchen features premium Miele appliances, custom cabinetry, and a sophisticated main-floor bar complete with a wine fridge and refrigerated drawers. The elegant living and dining spaces are anchored by a striking two-way marble fireplace, creating warmth and ambiance throughout. The luxurious primary retreat offers a true spa experience, featuring a spacious walk-in closet and a lavish five-piece ensuite with heated floors, soaker tub, walk-in shower, and dramatic fire feature. Three additional bedrooms provide ample space for family and guests. The fully developed lower level is equally impressive, offering a dedicated media room, professional-grade fitness room complete with a Rogue gym rack, steam shower, and extensive custom storage. Every detail has

been thoughtfully curated with premium upgrades, including Lutron automated lighting, heated bathroom floors, designer Jonathan Adler lighting, built-in indoor and outdoor speakers powered by Sonos amplifiers, underground irrigation, and comprehensive home security. Outdoor living is truly exceptional. The award-winning renovation created multiple spaces to relax and entertain, including a welcoming front patio with a gas fire bowl, a spectacular rear deck featuring a gas fireplace, and direct access to the tranquil park setting beyond the backyard. Car enthusiasts and hobbyists will appreciate the oversized double, heated garage, newly constructed in 2022, featuring 240-volt service, a vehicle lift, custom Hayley garage cabinetry, and a storage loft complete with an Onrax motorized storage lift system and drop-down access stairs. Combining an irreplaceable location, award-winning design, luxury finishes, and modern conveniences, this remarkable Altadore residence presents a rare opportunity to own one of Calgary's finest inner-city homes.