



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2830 15 Street SW
Calgary, Alberta

MLS # A2346065



\$699,900

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,391 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 265
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Central air conditioner, fridge, gas range, hood fan, microwave, built-in dishwasher, washer, dryer, all window coverings

Exceptional natural light, quality construction and thoughtful use of space define this distinctive townhome in the heart of South Calgary. Built by Bella Developments, the home showcases Scandinavian inspired design with clean lines, warm wood details and three oversized west facing windows. The main level offers generous living and dining areas, a modern custom kitchen with gas range, plus access to the side deck and private fenced yard. The second level features a bedroom, full bathroom, laundry and versatile loft, ideal for a home office or additional lounging area. The entire top floor forms a private primary retreat with an ensuite, west facing balcony and walk in closet with custom built ins. Downstairs adds a third bedroom, full bathroom and flexible living space. Outdoor living extends across a front patio, side deck and upper balcony. With nearly 1,868 sq ft of developed living space across four finished levels, only one shared wall and an insulated single detached garage, the home offers excellent privacy and functionality. Ideally located minutes from downtown and just blocks from South Calgary Park and its surrounding amenities, including the outdoor pool, Giuffre Family Library, community garden and community centre, with Our Daily Brett Market and Caf  , cSPACE and the Elbow River pathways also nearby.