

\$1,350,000 - 3522 15 Street Sw, Calgary

MLS® #A2218656

\$1,350,000

6 Bedroom, 4.00 Bathroom, 2,525 sqft

Residential on 0.12 Acres

Altadore, Calgary, Alberta

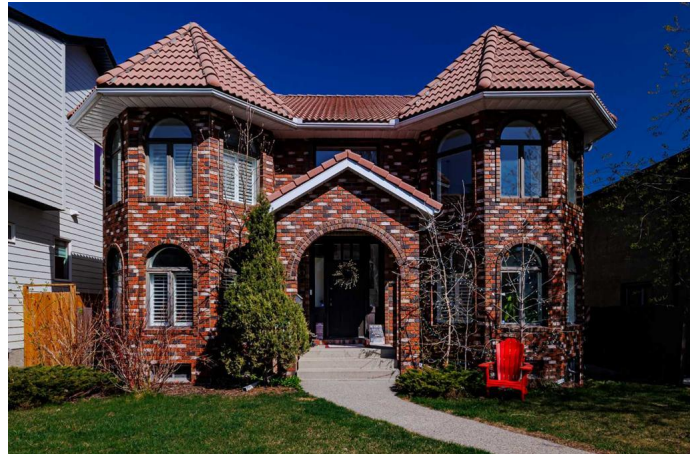
OPEN HOUSE - SATURDAY, MAY 10th
2pm-4pm*** Welcome to this timeless 4-bedroom-up home with a full (non-legal) basement suite, perfectly located in the heart of Altadore. Whether you're looking for a spacious family home with 3,826 sq.ft of developed living space, or a property with excellent suite potential, this one offers the best of both worlds.

The main level impresses with refinished oak hardwood floors, an open-concept layout, and a showstopping living room featuring 17-foot ceilings, arched windows, and a curved staircase with custom railings. Evenings come alive in the family room—curl up by the cozy fireplace and unwind in comfort.

The kitchen is both stylish and functional, with classic white cabinetry, granite countertops and backsplash, a full island with raised eating bar, and a cozy breakfast nook. You'll also find a generous dining area and a large laundry room on this level.

Upstairs, the home offers a family-friendly layout with four well-sized bedrooms, including a luxurious primary suite complete with a walk-in closet and spa-like ensuite with steam shower, soaker tub, and double vanities. A full bathroom completes the upper level.

Downstairs, the non-legal basement suite provides great flexibility—perfect for extended



family, guests, or future rental income. It includes two additional bedrooms, a large living room, full kitchen, bathroom, storage area, and its own washer/dryer in the utility room.

Other features include an oversized attached double garage, a backyard stone patio, and a storage shed. Enjoy being just a short stroll from the shops, restaurants, and amenities of the vibrant Marda Loop.

Built in 1987

Essential Information

MLS® #	A2218656
Price	\$1,350,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,525
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3522 15 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T4A3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 1

Zoning M-C1

Listing Details

Listing Office Century 21 Masters

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.