

\$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 2

Zoning M-C1

Listing Details

Listing Office Century 21 Masters

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