

# \$1,325,000 - 4011 15a Street Sw, Calgary

MLS® #A2210183

**\$1,325,000**

1 Bedroom, 1.00 Bathroom, 977 sqft  
Residential on 0.14 Acres

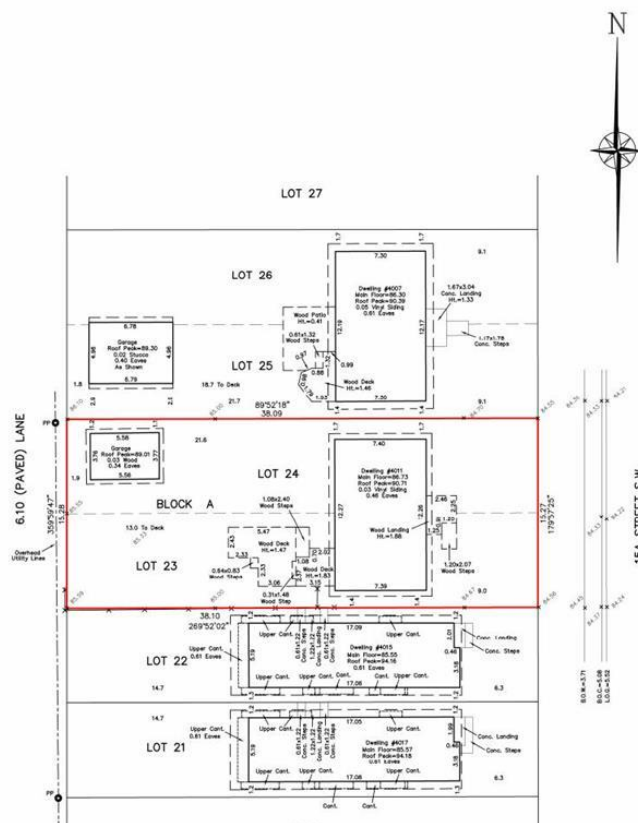
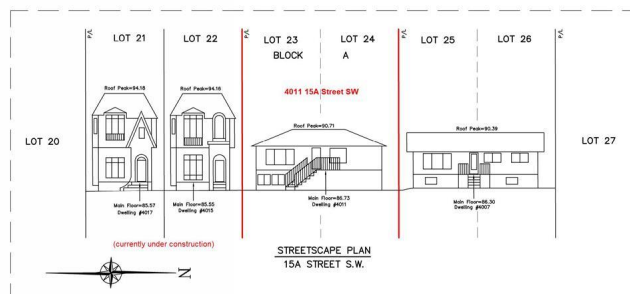
Altadore, Calgary, Alberta

\*\*\*DREAM LOT ALERT IN EXCLUSIVE ENCLAVE\*\*\* 50x125 LOT on one of Altadore's most desirable LOW TRAFFIC, NON-THROUGH streets surrounded by large single-family homes (the majority of which being R1). This 1950's bungalow with a WEST FACING BACKYARD is vacant and shovel-ready for redevelopment. Development Permit Survey has been completed and is included in the sale price. Located only one block away from River Park, the pathway system, and only minutes to downtown. Single family lots like this one rarely become available, especially on this HIGHLY COVETED STREET. Don't miss your opportunity to build your dream home in Calgary's most desirable inner city neighborhood. The home is "AS IS WHERE IS" and priced at LAND VALUE. The home is not livable or rentable. Realtor has an interest in property. See supplements for more information and disclosures.

Built in 1950

## Essential Information

MLS® #	A2210183
Price	\$1,325,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	977



Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4011 15a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4C8

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Natural Gas, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Mixed, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
Zoning	RC-G

### **Listing Details**

Listing Office

MaxWell Capital Realty

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