

# \$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

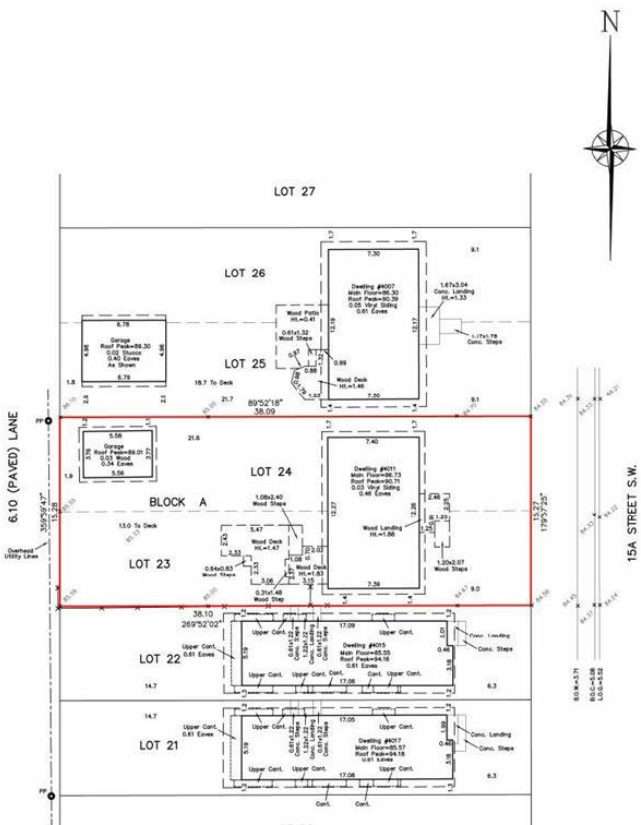
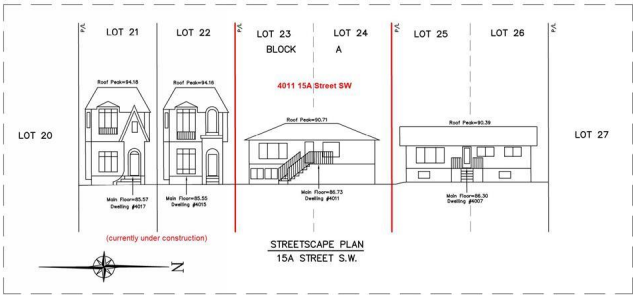
Altadore, Calgary, Alberta

\*\*\*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, City Lot, Level |
| Roof              | Asphalt Shingle                       |
| Construction      | Metal Siding, Mixed, Wood Frame       |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 13               |
| Zoning         | RC-G             |

Listing Details

Listing Office                      MaxWell Capital Realty

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