



Calgary-C-Altadore_River Park
4903 15 Street SW

LP \$ 1,049,000
MLS #: C3572989

Status: **Active** Type: Residential Detached Single Family
 DOM: 2 Style: 4 Level Split
 Rms Abv Gd: 7 Year Built: 1956
 Bedrms: Above: 3/Ttl: 5 Basement: Full
 Full/Half Baths: 2 Bsmnt Dev: Fully Finished
 Tot Flr SqFt: 1588.23 Total Sq M: 147.6

Remarkable 11,500 square foot R1 lot in great quiet location of Altadore. Situated one block to Riverpark/Sandy Beach and one block to Glenmore Athletic park. Build your dream home or renovate this amazing and rare 4 level split home. Home has great curb appeal with ample light filtering through the large windows and is in good condition with over 2100 square feet of developed living quarters, 4 bedrooms, 2 bathrooms. The park like backyard has a outdoor fireplace, mature trees and large patio wonderful for outdoor entertaining year round. Furnace and hot water tank recently updated as well as a new roof in the last two years. Home also has 2 wood burning fireplaces. Great home in great location.....Just move right in or personalize at your leisure.

Directions:

Virtual Tour: <http://www.markdevernden.com>

Brochure: <http://www.markdevernden.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: Negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	1	0	1	0	Occupancy: Seller	Main:	87.9	945.73
Enst Baths:		0	0	0	0	0		Uppr:	59.7	642.40
Addl Rms:	Finish Levels: 4						Garage Dim: 7.16x3.79	AbGd:	147.6	1588.23
Fin Fpl/Rgh:	2/	Fplc Fuel: Wood Only					Elem Schl: www.cbe.ab.ca	Lowr:	21.7	233.58
Fireplace:	Freestanding, Mantle, Stone Facing						Middle Schl: www.cbe.ab.ca	BIGd:	50.9	548.10
Parking:	Single Garage Attached						High Schl: www.cbe.ab.ca	Total A.G:	147.6	1,588.23

Living Room:	5.88x3.84	M	Master Bdrm:	3.87x3.75	U	Laundry Roo	4.65x3.19	L
Dining Room:	3.88x2.77	M	Bedrm 2:	3.39x3.83	U	Second Fami	4.76x3.15	B
Kitchen:	3.73x2.55	M	Bedrm 3:	3.00x2.78	U	Bedroom	4.27x3.53	B
Family Room:	5.34x3.61	M	Bedrm 4:	3.64x3.63	L			
Den:			Storage Room	3.09x1.87	B			

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Brick, Wood Shingle	Remodel:	
Site Influen:	Corner, Fenced, Fruit Trees/Shrubs, Flat Site, Golf Nearby, Back Lane, Landscaped, Playground Nearby, See	Features:	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Patio
Goods Incl:	Dryer, Dishwasher-Built-In, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer	Amenities:	Appliances Included, Cable TV Connection, Fenced, Fireplaces, Playground, See Remarks, Security Door, Secured Parking
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None

Front Exposure: E

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	1/1			
Reg Size:				

Total Lot M2:	1072.0	Lot Dimen:	
Frontage:	1072.0	Lot Shape:	Rectangular
Depth:		Zoning:	R-C1
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 6,322 - 2013	Local Improve	