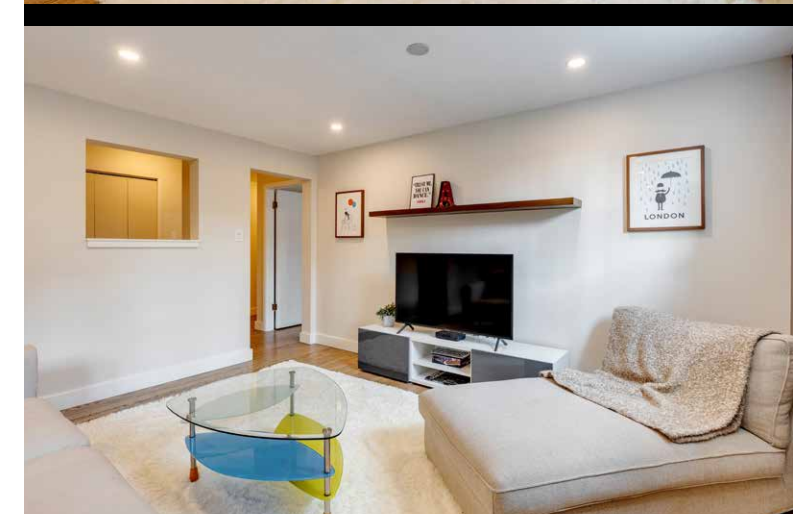




Welcome Home To

2411 15 AVE SW



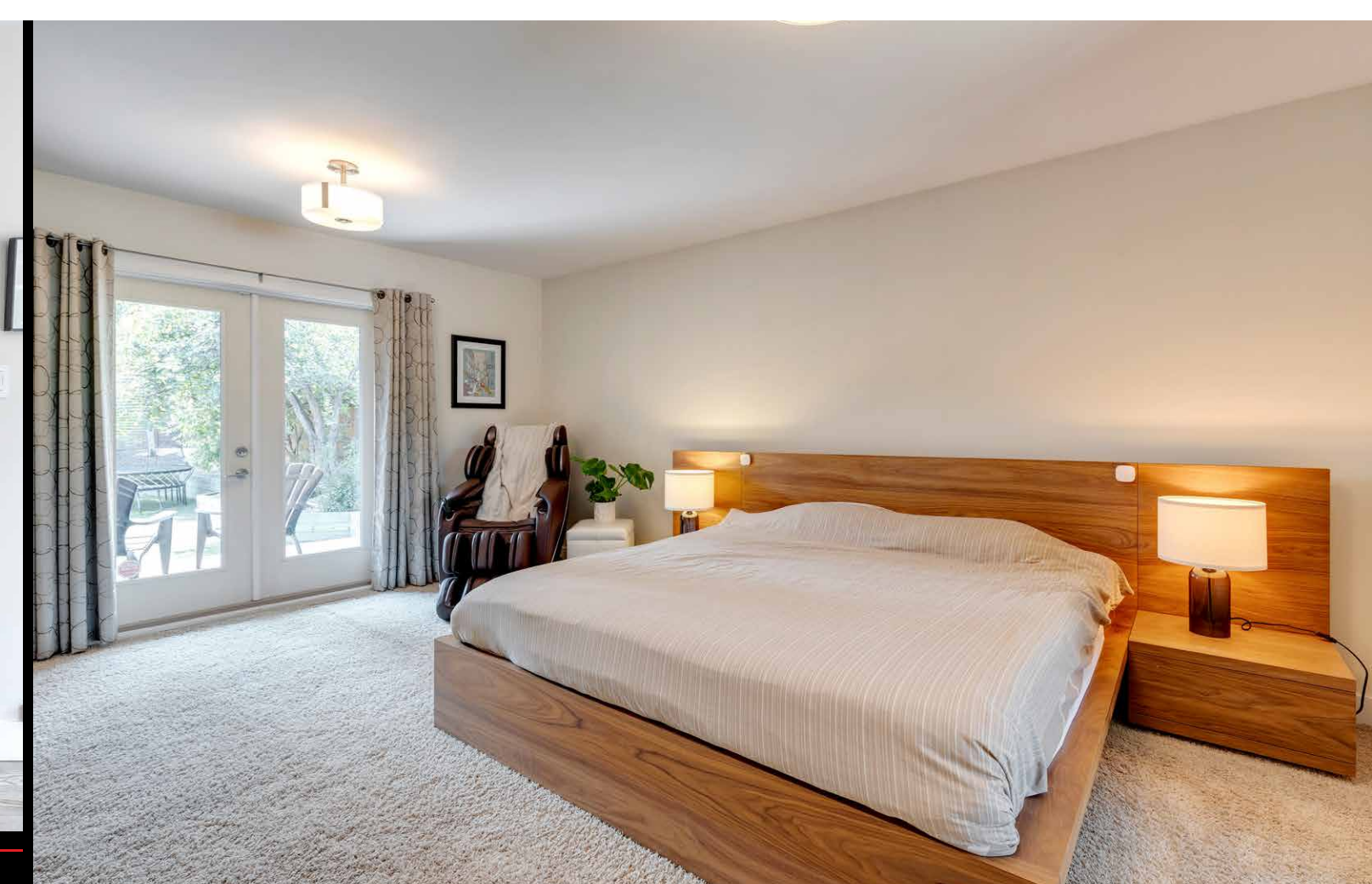
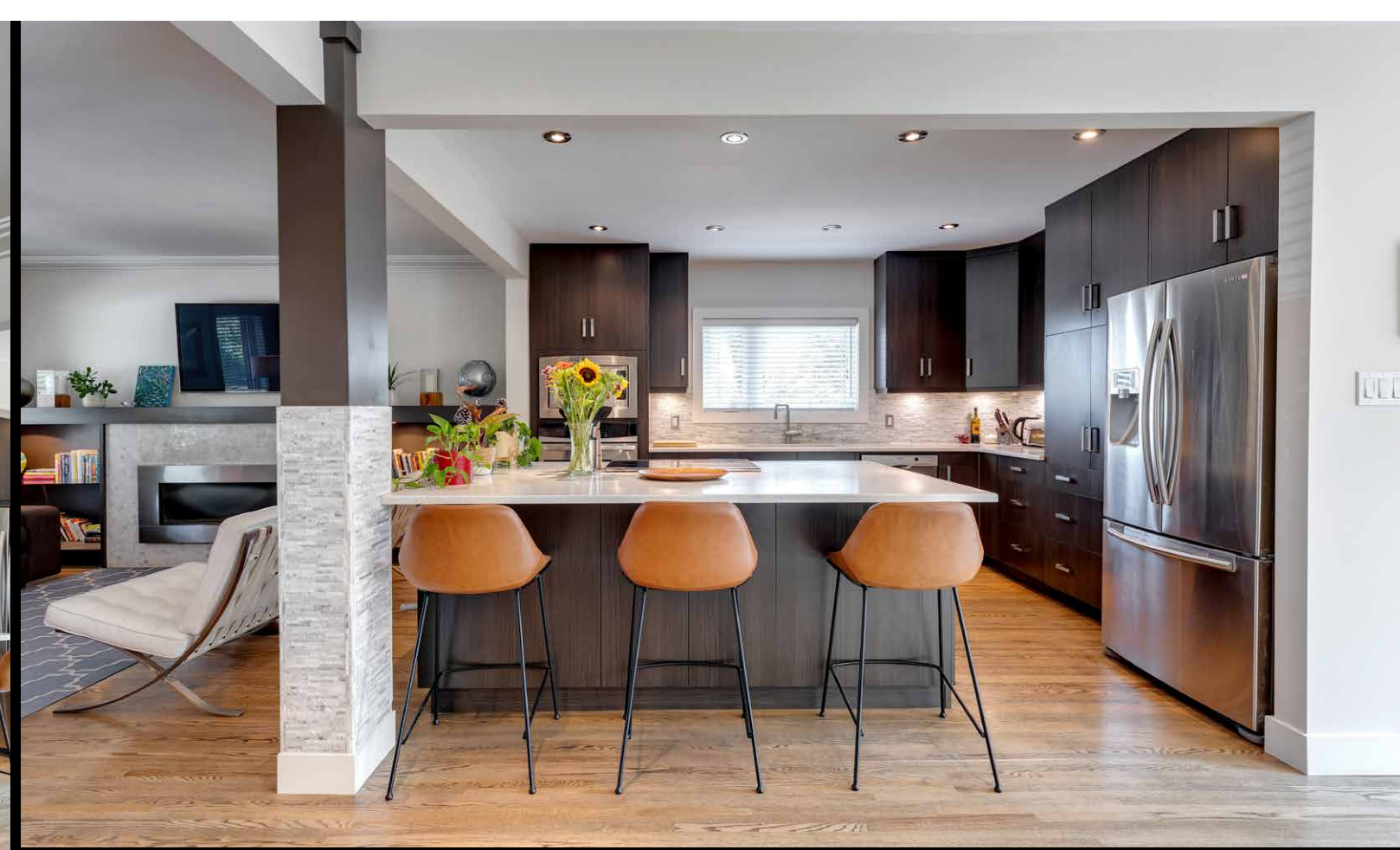
Chris Zaharko  
Associate

ROYAL LEPAGE  
BENCHMARK  
INDEPENDENTLY OWNED AND OPERATED, BROKER

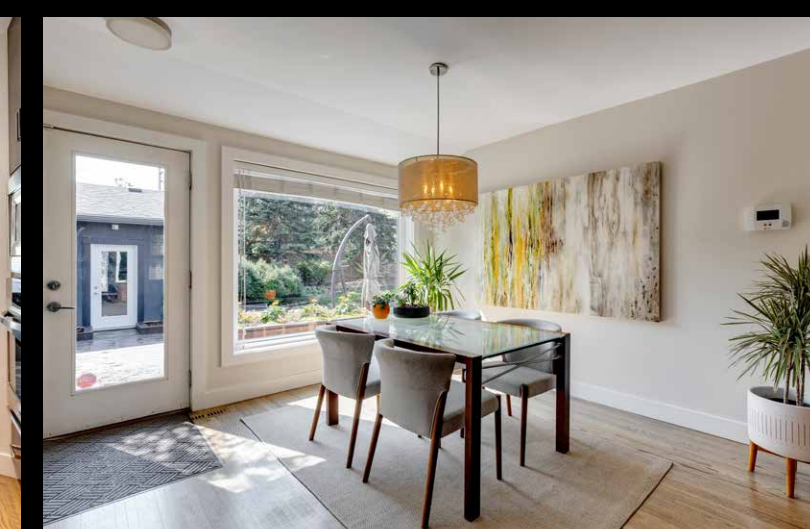
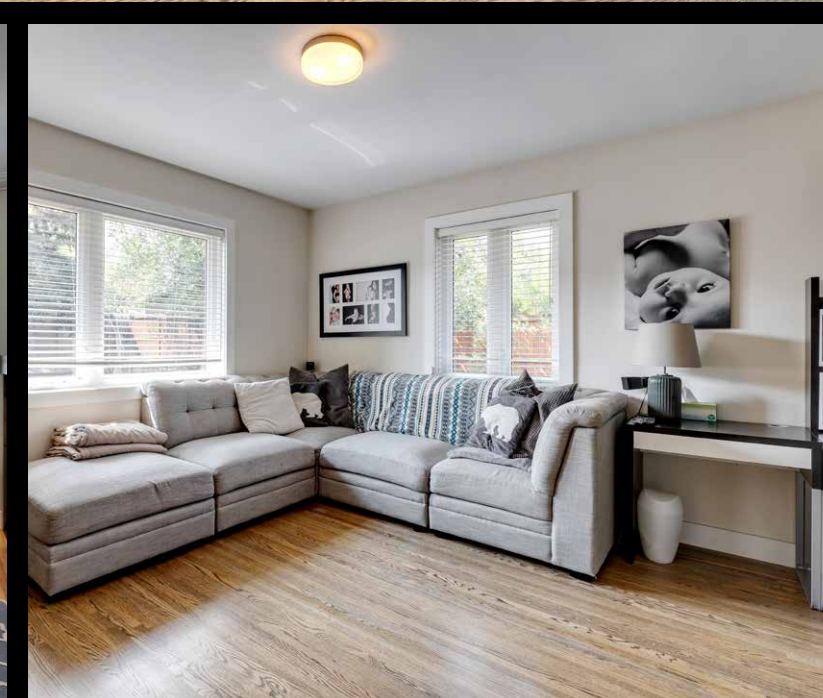
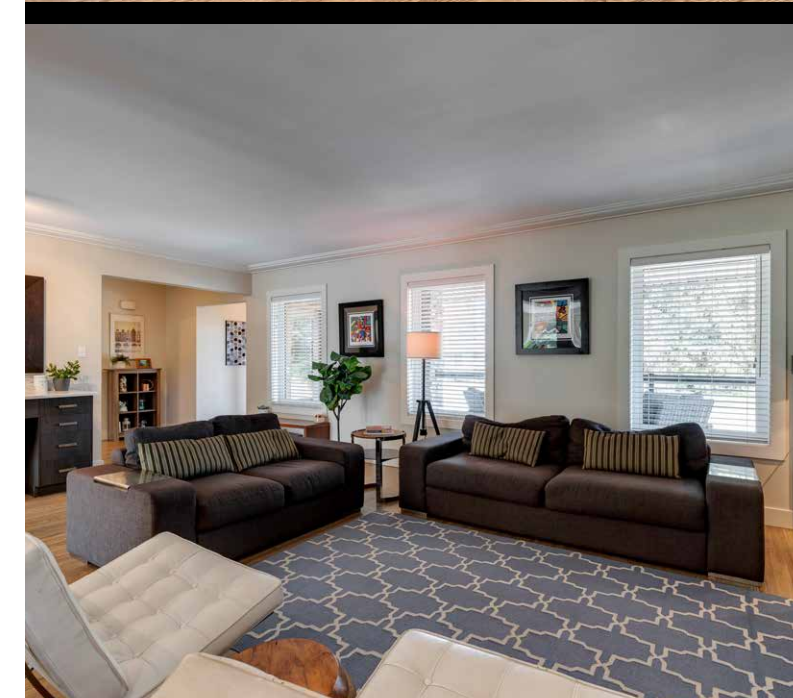


Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Gorgeous fully renovated home in the sought after community of Scarborough! Ideal for a growing family with over 3,300 sq ft of living space situated on a massive 75' x 125' corner lot. Taken to the studs this 4-bedroom, 3-bathroom home underwent a massive \$300,000 renovation. The main floor offers an open plan in the main living area. The well-appointed kitchen remodel included quartz counter tops, new cabinetry and stainless-steel appliances. The large island and breakfast bar open into the dining area and overlooks the large living room with gas fireplace complete with a bookshelf mantle. The original single detached garage was converted into the primary suite offering its own deck with sauna access, a 5 pc ensuite that includes a large soaker tub and walk-in shower and a dressing area with a pair of built in closets. Completing this main level are 2 good sized bedrooms a 4pc bath and laundry closet! Throughout you will find refinished original hardwood floors and recessed lighting. The basement offers big windows and tons of natural light! A large rec room with pass through to a wet bar is the perfect space for entertaining. There is a 2nd 4pc bath and a 4th bedroom on this level perfect for your older kids or live in nanny. No space in this home has gone unutilized! Also in the basement are 2 large cold storage areas, a storage room perfect for a workshop and a large utility room with a 2nd laundry room. The backyard has been fully landscaped and is the perfect space for outdoor living! Enjoy the sunny south facing deck with built-in speakers, benches and flower boxes or take a steam in the barrel sauna on chilly nights. Oversized 24'x24' detached garage with alley access. Centrally located and minutes all amenities and downtown. Walking distance to Westbrook LRT, 17th Ave SW and Killarney Pool. See photos for a comprehensive list of updates!



## Chris Zaharko

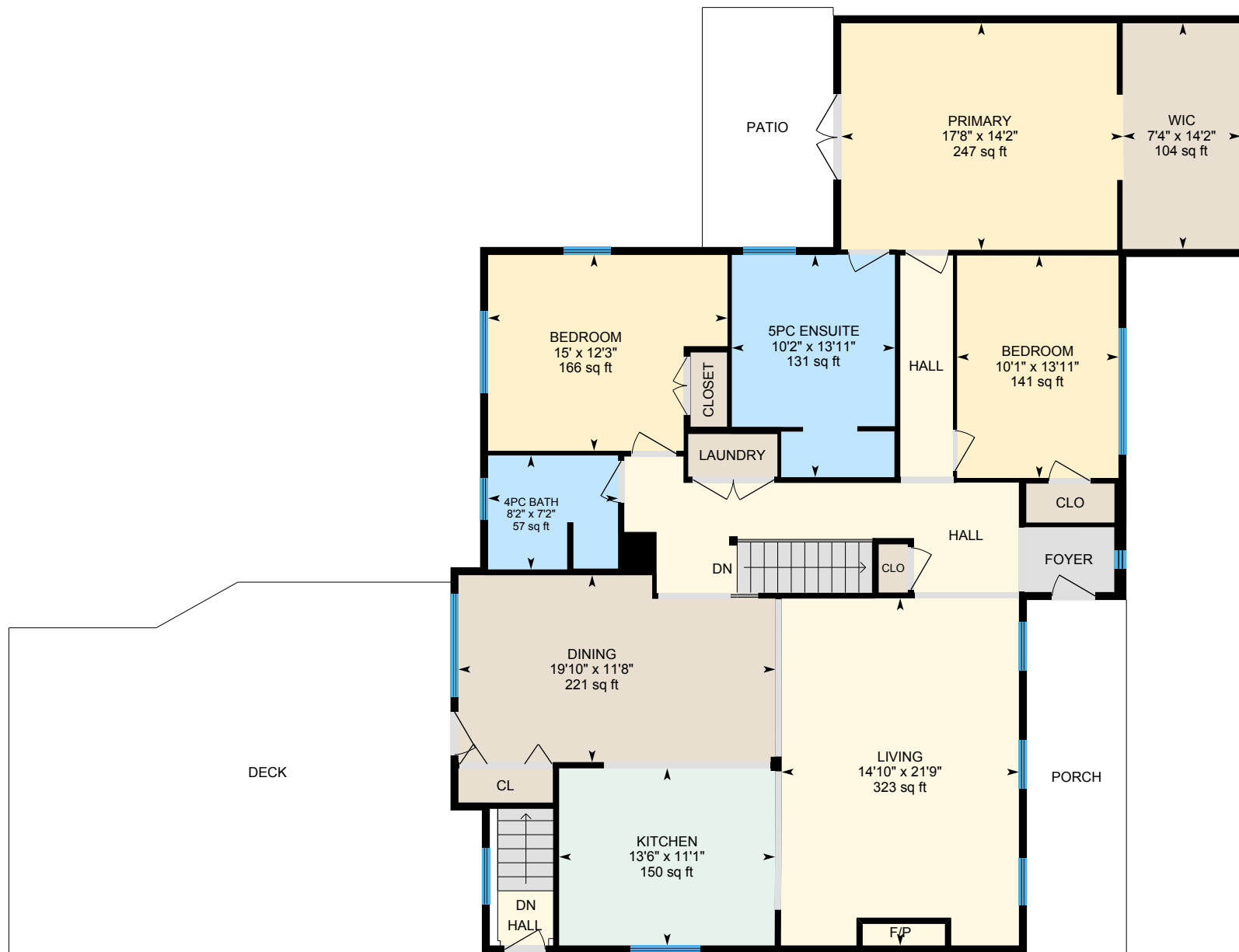
Phone: 403-874-0424

[www.zaharko.com](http://www.zaharko.com)

[chris@zaharko.com](mailto:chris@zaharko.com)

MLS:	A2076644
Year Built:	1954
Subdivision:	Scarboro/Sunalta West
Type:	House
Class:	Detached
Taxes:	\$6,391.00/2023
Size:	3,300 SqFt Finished Living Space

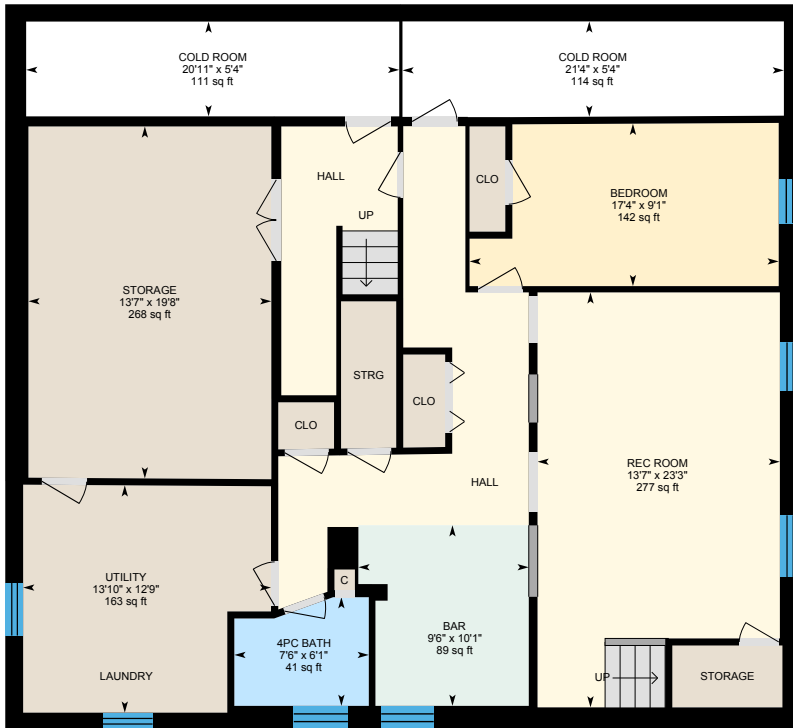
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Main Floor 2054.96 sq ft

2411 15 Avenue SW  
 Calgary, AB

## 2411 15 Avenue SW, Calgary, AB



**Basement** 1563.24 sq ft

### Updates

Taken down to the studs, this home underwent a \$300,000+ transformation.

#### Interior:

- new insulation, drywall and paint
- new baseboards, casings, interior doors
- full kitchen re-model including cabinets, quartz countertops and appliances
- 3 bathrooms fully renovated
- original hardwood sanded and stained
- new gas fireplace and tile surround
- built-in bookshelves and railings
- all lighting upgraded
- original attached garage converted into master bedroom

#### Exterior:

- old stucco removed and replaced with acrylic stucco
- new windows and doors
- roof replaced
- new soffit, fascia, gutters
- soffit pot lights and outdoor speakers
- 120 sq ft deck off master bedroom
- 530 sq ft main deck with built on seating and flower beds
- stone walkway up to and around house
- new landscaping
- cedar and stone accents at front of house
- new outdoor barrel sauna in 2022
- 24X24 oversized detached garage

#### Basement:

- full basement renovation
- original hardwood sanded and stained to match main floor
- new kitchen cabinets
- tile in kitchen and bathroom
- new 3 piece bathroom
- all new lighting
- 2 furnaces and hot water tank replaced
- newer washer and dryer on the main level

**Chris Zaharko**

Associate

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**ROYAL LEPAGE**

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