

Zaharko *the name synonymous with real estate!*



803 15th Avenue SW

Built in the early 1900's, this residence is most significantly remembered for having been the home of Nellie McClung, the noted champion of women's rights. The home was designated a Provincial Historic Resource in 1978. The house is Tudor Revival in design, but tailored to meet the limitations of a residential building & represents the exclusive, upper-class homes built in the Connaught neighborhood prior to the expansive boom in 1912. The 2 1/2 storey structure is characterized by its gabled roof, half-timbered detailing and decorative chimneys. Situated on almost 1/2 an acre, the rectangular floor plan of the home is still evident despite modification, as are interior details that define the Victorian charm of the house. Still intact are the dark stained woodwork, the central staircase which is marked by newel posts & the Arts and Crafts fireplaces. The rectangular lot is 100' x 130' with 10 paved parking stalls at the rear + an additional 10 tandem on the side.

Presented by:

Chris Zaharko

Associate

Office: 403-249-4322

www.zaharko.com - czaharko@rlfoothills.com

ROYAL LEPAGE
FOOTHILLS
Independently Owned & Operated

Top 1% Nationally



The dark stained woodwork and central staircase with newel posts showcases the Victorian charm of this historic home.



*One of three entrances to the home.
This foyer provides access to 15 Avenue SW.*



The formal dining room features original hardwood floors and the characteristic dark wood along with a fireplace.

2 piece main bath off the dining room and kitchen area.





The kitchen area has received some updating with newer dark stained cabinets, tile backsplash & granite countertop.

Large windows provide lots of natural light in the space.





The library has original hardwood floors, exposed beam ceiling, dark wood panel, french doors and a wall of built-in book shelves. The focal point of the room is the central fireplace.

The library opens up to this glass enclosed sunroom with built-in bench seating that overlooks the yard.





The huge living room area is open to all principal rooms and the central foyer. Featuring original floors and a large fireplace. French doors lead to a porch and the yard.







Large master bedroom with is the central area of the upper level with two walk-in closets.

Two additional bedrooms with adjoining sitting rooms are located off this room.





Bedrooms with adjoining sitting rooms all have hardwood floors and large windows for natural light.

One of the bedrooms has a small adjoining kitchenette.



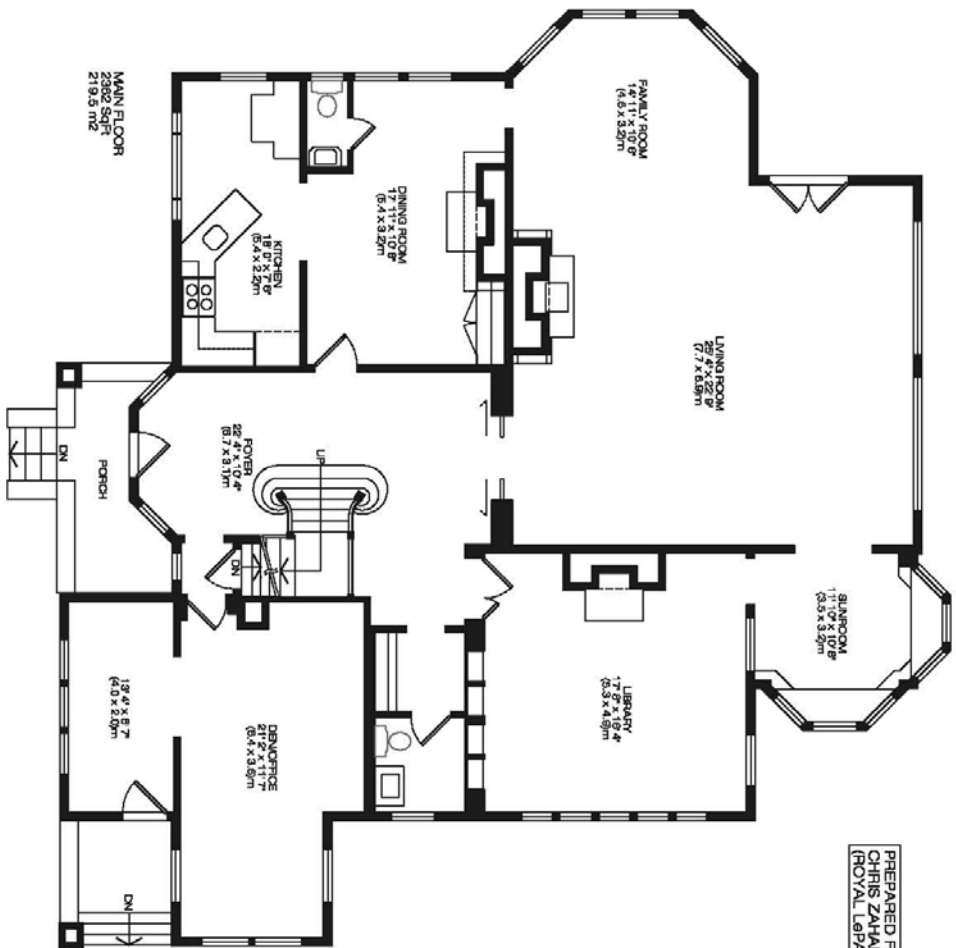
The upper bathroom is a 3 piece with a claw foot tub.

Side driveway could be expanded to accommodate an additional 10 cars.



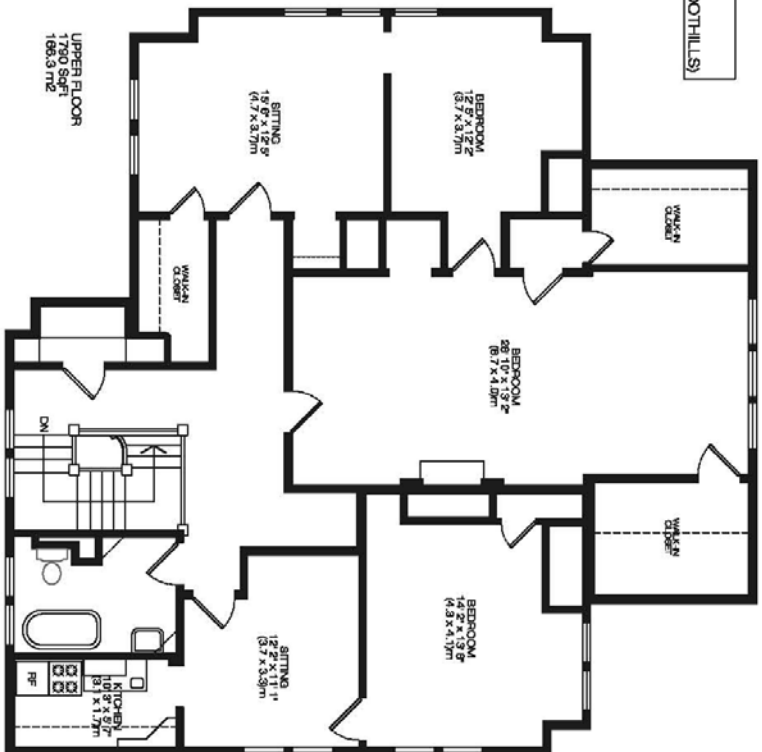
Paved parking for 10 vehicles is located at the rear of the home.





MAIN FLOOR
2382 SqFt
219.5 m2

PREPARED FOR
CHRIS ZAHARIKO
(ROYAL LEPAGE FOOTHILLS)



UPPER FLOOR
1790 SqFt
165.3 m2

TOTAL FLOOR AREA
(M/F + U/F)
4192 SqFt
385.8 m2

MR. ANDERSON FLOOR PLAN LTD.
403-400-2221
07/20/12
DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE
MILLIMETER (1/8 INCH) OR NEARER. AGENTS ARE ADVISED
THAT THESE DIMENSIONS ARE NOT TO BE USED FOR
CONSTRUCTION PURPOSES. DIMENSIONS SHOULD NOT BE
USED FOR LEGAL PURPOSES. ALWAYS NOT TO SCALE.

803 15 Ave.
S.W. Calgary



Calgary-C-Connaught
803 15 Avenue SW

LP \$ 2,390,000
MLS #: C3533524

Status: **Active** **Type:** Residential Detached Single Family
Style: 2 and Half Storey
Rms Abv Gd: 14 **Year Built:** 1910
Bedrms: Above: 3/Ttl: 3 **Basement:** Full
Full/Half Baths: 1/3 **Bsmnt Dev:** Partly Finished
Tot Flr SqFt: 4152.75 **Total Sq M:** 385.8

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Directions:

Virtual Tour: <http://www.myvisuallistings.com/vt/88388>

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

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:Immediate	Level	Mtr2	SqFt
Full Baths:	0	3	1	0	0	0	Occupancy: Vacant	Main:	219.5	2362.70
Enst Baths:		0	0	0	0	0		Uppr:	166.3	1790.05
Addl Rms:		Finish Levels: 2					Garage Dim:	AbGd:		
Fin Fpl/Rgh:	3/	Fplc Fuel: See Remarks					Elem Schl:	Lowr:		
Fireplace:	Mantle						Middle Schl:	BIGd:		
Parking:	Parking Pad Cement or Paved, Front Drive Acce						High Schl:	Total A.G:	385.8	4,152.75

Living Room:	7.7x6.9	M		Master Bdrm:	8.7x4.0	U	Other	4.7x3.7	U
Dining Room:	5.4x3.2	M		Bedrm 2:	3.7x3.7	U	Sun Room	3.5x3.2	M
Kitchen:	5.4x2.2	M		Bedrm 3:	4.3x4.1	U	Other	3.7x3.3	U
Family Room:	4.5x3.2	M		Bedrm 4:			Second Kitch	3.1x1.7	U
Den:	6.4x3.5	M		Library	5.3x4.9	M	Other	4.0x2.0	M

Bonus Room:

Flooring:	Hardwood, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Hot Water
Roof:	Cedar Shakes	Heat Fuel:	Natural Gas
Exterior:	Wood Shingle, Stucco	Remodel:	
Site Influen:	Corner, Fenced, Landscaped, Schools, Shopping Nearby, Public Transportation	Features:	Porch
Goods Incl:	None	Amenities:	
		Restrict:	HISTO
		Goods Excl:	

Warranty: None

Front Exposure:N

Prop Class:	Single Family	Condo/HOA:		Condo:		HOA:	
Condo Name:		Condo/HOA Incl:					
Prk Encl/TTL:	/15						
Reg Size:							

Total Lot M2:	1211.0	Lot Dimen:	
Frontage:	30.4	Lot Shape:	Rectangular
Depth:	39.6	Zoning:	DC (pre 1P2007)
Conform:		Conform Yr:	
		Front Expos:	N

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 17,869 - 2012	Local Improve	