# \$1,690,000 - 727 15 Street Nw, Calgary

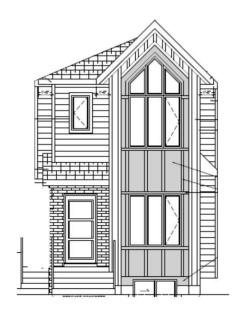
MLS® #A2204269

### \$1,690,000

5 Bedroom, 5.00 Bathroom, 2,231 sqft Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

This brand new home in the heart of Hillhurst is ideally located, and encompasses premium finishings guaranteed to take your breath away. Expected Completion September 2025, with ample opportunity to customize to your taste and distinct vision. This meticulously crafted modern 2-storey residence is adorned with luxury finishings and exceptional upgrades. Professionally designed and executed by an experienced builder that prioritizes a functional floorplan first, with beautiful aesthetics that truly elevate it to the next level. Consisting of 4 bedrooms, 4.5 bathrooms and 2,231 SF Above Grade, this home has endless space to live and entertain. Flooded by huge windows, engineered hardwood, and an elegant tile fronted gas fireplace in the main level family room. The layout seamlessly transitions from room to room, with spectacular light fixtures and versatile built-in features. The kitchen comes equipped with moody granite counters, a spacious island, and modern, panel-ready appliances. Ascend the well-lit staircase to find three expansive bedrooms, all of which include walk-in closets with accompanying organizers and dedicated ensuites. The primary bathroom includes a soaker tub, steam shower and dual vanities. The convenient upper level laundry room includes a sink and folding station for maximum optimization of space. Down in the lushly carpeted 9ft ceiling basement you will find in floor hydronic heat, a huge recreation space perfect for entertaining or using as a





family chill zone, and a sizeable home gym. Situated in a beautiful inner city community steps from Kensington Village, endless greenspaces, and a quick walk to the extensive river pathway nearby. With access to stunning natural scenery nearby and amenities, walk or bike to a countless selection of local eateries and popular shopping opportunities. Get to Downtown Core in minutes. Current RMS measurements as per builder plans and will be updated accordingly. Come visit the Show Suite located at 3438 Parkdale Blvd NW until April 17th 2025 to get a sense of the finishings up close and in person!

#### Built in 2025

#### **Essential Information**

MLS® # A2204269 Price \$1,690,000

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,231 Acres 0.08

Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

# **Community Information**

Address 727 15 Street Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2N 2B3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet O

Open Floorplan, Soaking 1

Counters

Appliances Dishwasher, Gas Range, F

Freezer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 1
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot,

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood F

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 167
Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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