# \$1,450,000 - 115 15 Street Nw, Calgary

MLS® #A2243241

### \$1,450,000

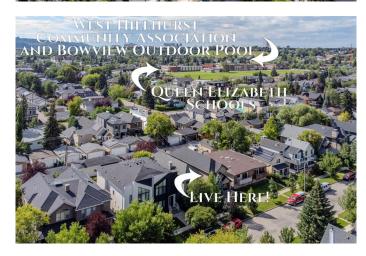
4 Bedroom, 4.00 Bathroom, 1,961 sqft Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Welcome to your dream home in the heart of vibrant Hillhurst, set on a rare 25x135ft lot with an extra-deep backyard, just a short stroll from Kensington's charming shops and restaurants, and mere minutes by foot or car to downtown Calgary, the serene River pathways, lush Riley Park, top-rated Queen Elizabeth Schools, Bowview Swimming Pool, and the lively West Hillhurst and Hillhurst Sunnyside Community Associations (rink, courts, playing fields, farmer's market, daycare, after-school care, and more). This meticulously updated detached two-storey home radiates warmth and elegance, boasting stunning curb appeal with vibrant Gemstone lights (2024) illuminating the front facade, back of the house, and garage to beautifully light up the yard, complemented by a charming front veranda perfect for morning coffee or evening relaxation. Inside, the sun-drenched open-concept main floor, adorned with rich oak hardwood flooring (2017) and stylish Hunter Douglas banded shades (2023) throughout, features a gourmet kitchen with new quartz countertops (2024), a Miele dishwasher (2021), and an induction stove (2023), flowing into a cozy living area with a gas fireplace and double doors opening to a stunning west-facing backyard oasis. The expansive deck, ideal for entertaining or quiet evenings, is complemented by professionally designed concrete walkways, a majestic mature tree, and thriving fruit bushes, all enhanced by a power awning with a new motor (2025). The







upper level, also featuring oak hardwood flooring, invites relaxation with a spacious primary suite boasting a luxurious 5-piece ensuite, two additional bedrooms, and a 4-piece Jack-and-Jill bathroom. The finished basement offers a versatile recreation room with ceiling surround sound, a fourth bedroom, and a spa-like bathroom with a custom-tiled steam shower. Modern comforts abound with a Lennox furnace and PureAir system (2024), Nu-Air HRV, central A/C, tankless hot water, a radon mitigation system (2019), and an updated sump pump (2024). Move-in ready, this Hillhurst treasure blends timeless sophistication with the ease of urban living, inviting you to create lasting memories in a community brimming with charm.

#### Built in 2001

#### **Essential Information**

MLS® # A2243241 Price \$1,450,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,961 Acres 0.08 Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 115 15 Street Nw

Subdivision Hillhurst
City Calgary
County Calgary

Province Alberta
Postal Code T2N 2A8

**Amenities** 

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear, Heated Garage, Insulated

# of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Crown Molding,

High Ceilings, Jetted Tub, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wood Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Garburator, Microwave Hood Fan, Refrigerator, Tankless

Water Heater, Washer, Window Coverings

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Awning(s), BBQ gas line

Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Many

**Trees** 

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed July 25th, 2025

Days on Market 6

Zoning R-CG

**Listing Details** 

Listing Office RE/MAX West Real Estate

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