

\$1,345,000 - 720 15 Street Nw, Calgary

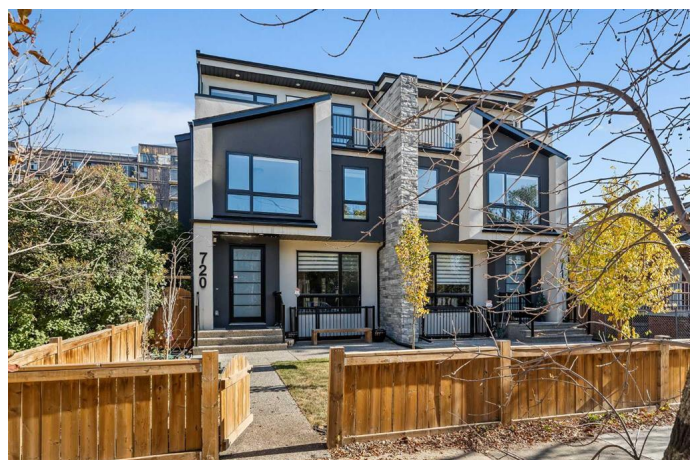
MLS® #A2263806

\$1,345,000

5 Bedroom, 5.00 Bathroom, 2,880 sqft
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Wow! Impressive \$40,000 PRICE REDUCTION! Wonderfully situated in the coveted community of Hillhurst, this 3,800 plus SF custom home presents like new while delivering an impressive list of upscale features including 5 bedrooms (2 primary bedrooms with ensuites), 5 bathrooms (2 steam showers), 2 laundry rooms, 2 fireplaces, a stunning open staircase & ELEVATOR! The bright main floor boasts a designer kitchen with extended cabinetry & pull-out pantry, stainless steel appliances with induction cooktop, beverage fridge, quartz countertops & a vast island with seating for 4. An oversized dining area easily accommodates large gatherings while the stylish living room with fireplace and glass doors opens seamlessly to the backyard. A chic powder room & practical mudroom with built-in storage complete this level. Upstairs, the striking open-riser staircase with glass panels leads to two full floors of hardwood-accented luxury living. The 2nd level is ideal for families offering two spacious secondary bedrooms with closet organizers & a beautifully upgraded 4-piece bath with heated floors. The 1st primary suite shares this level & is an excellent option for parents with young children. Featuring oversized windows, a custom walk-in closet & a spa-inspired ensuite with dual sink quartz vanity, freestanding tub, steam shower, & heated floors. A well-equipped laundry room with sink, quartz folding counter, & cabinetry adds convenience to this level. The 3rd floor is



dedicated to refined living, highlighting a 2nd primary retreat with walk-in closet, lavish ensuite (dual quartz vanity, freestanding tub, steam shower, heated floors) & access to a sun-drenched private balcony overlooking the treetops. A spacious owner's lounge with wet bar provides the perfect setting to relax, work from home, or enjoy quiet evenings. Completing this floor is a 2nd laundry room. The lower level brings family & friends together in a cozy family room with fireplace & a full wet bar with beverage fridge. A large 5th bedroom & 5th bathroom with heated floors round off this comfortable space. Other notable upgrades in this executive residence include a double insulated & drywalled garage with unique front & back doors allowing for additional parking, air conditioning, in-floor heating in ALL bathrooms, an elevator to age-in-place or accommodate multi-generational living, custom built-ins in ALL closet, a 75-gallon hot water tank, 200-amp electrical panel, built-in ceiling speakers & security system. Nestled just steps to parks, trendy restaurants, & the vibrant Kensington district, this luxury property offers a perfect balance of tranquillity & urban convenience. Its proximity to the Bow River, downtown, University of Calgary, SAIT & Foothills Hospital provides a remarkable location for work & play. With easy access to Memorial Drive & Crowchild Trail, this is a rare opportunity to own a magnificent property in one of Calgary's most desirable neighbourhoods.

Built in 2020

Essential Information

MLS® #	A2263806
Price	\$1,345,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,880
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	720 15 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2B2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Drive Through, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Quartz Counters, Steam Room, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Induction Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Other
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.