

\$1,299,900 - 115 15 Street Nw, Calgary

MLS® #A2254754

\$1,299,900

4 Bedroom, 4.00 Bathroom, 1,961 sqft

Single Family on 0.08 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE - SUNDAY, SEPTEMBER 14TH, 2:30-4:30PM. 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. (id:6289)

Built in 2001

Essential Information

Listing #	A2254754
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,961
Acres	0.08
Year Built	2001
Type	Single Family
Sub-Type	Freehold

Community Information

Address	115 15 Street Nw
Subdivision	Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N2A8

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Wood windows, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener, Water Heater - Tankless
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX West Real Estate
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