



GRASSROOTS
REALTY GROUP

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115 15 Street NW
Calgary, Alberta

MLS # A2254754



\$1,299,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,961 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	Radon Gas Mitigation System		

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.