



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

222 15 Street NW
Calgary, Alberta

MLS # A2262885



\$599,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Tucked into the heart of Hillhurst, this extra-deep 25' x 135' lot is an incredible opportunity in one of Calgary's most sought-after neighborhoods. Just steps from Kensington's shops, restaurants, and cafes—and minutes from downtown—this location is hard to beat. The existing 1912 home features two separate living spaces, offering rental potential while you plan for the future. Whether you're looking to renovate, rebuild, or invest, this property is full of possibilities. Opportunities like this don't come up often—don't miss your chance to be part of this vibrant, established community!