



GRASSROOTS
REALTY GROUP

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320 15 Street NW
Calgary, Alberta

MLS # A2271006



\$2,265,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,116 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Wet Bar		
Inclusions:	washer/dryer x 2, garage opener x 2, garage remote (s)		

Proudly presenting "The Anya" – an Elegant and Luxurious Residence located in the heart of sought-after Hillhurst. Situated a short stroll to vibrant Kensington Village & the Bow River Pathway System, this modern one-of-a-kind custom family home is a model of quality, craftsmanship & artistry. Masterfully constructed, "The Anya" offers 4,650 SF of exquisitely designed living space showcasing estate-level features including 6 bedrooms, 6 bathrooms (4 ensuites), 2 laundry rooms, a WALK-OUT BASEMENT & TRIPLE GARAGE. The meticulous layout provides generous living spaces & lifestyle flexibility ideal for multi-generational living & aging-in-place. The stunning main floor boasts an abundance of glass allowing natural light to flood the open-concept kitchen, dining, & living areas. The gorgeous kitchen combines beauty & function featuring sophisticated micro-shake cabinetry by an award-winning millwright, Jenn Air appliances, premium quartz countertops & backsplash, striking white rift-cut oak island & walk-in pantry. The dining room's dramatic chandelier & living room's sleek fireplace further elevate this inspired space. A versatile front room provides a welcoming space for a cozy workstation or additional storage while a 2nd front flex room is a special offering ideal as a sitting room, home office or library & when needed as a bedroom complete with full ensuite & walk-in closet. A convenient powder room, laundry room & mudroom complete the main floor. A graceful white oak staircase leads to the upper level where two secondary bedrooms each enjoy a private ensuite & walk-in closet. The serene primary suite offers a beautifully customized closet & a spa-inspired ensuite with dual vanities, steam shower, in-floor heating & opulent stand-alone tub. A lovely bonus room & 2nd laundry room with sink, folding counter &

linen storage perfect this outstanding family level. The WALK-OUT lower level provides 1,500+ SF of bright, functional space including a large family room with stylish wet bar, glass-enclosed gym, a 5th & 6th bedroom, 6th bathroom & a well-designed mudroom with built-ins & walk-in closet offering direct access to the backyard & TRIPLE GARAGE. The impressive exterior displays timeless modern architecture highlighted by expansive windows, James Hardie cladding, corrugated metal & Casa Blanca stone accents. "The Anya" is truly a residence where luxury, lifestyle & comfort unite delivering an extraordinary setting for hosting, relaxing & living beautifully both indoors and out. Ideally located just steps from parks, trendy restaurants, cafés & boutiques, this home offers a tranquil retreat within the vibrant Kensington district. Proximity to the Bow River, downtown, Queen Elizabeth High School, the U of C, SAIT, Foothills Hospital, Memorial Drive & Crowchild Trail highlights the property's outstanding location. Expected completion of this remarkable property is by December 31, 2025.. Additional bonus: FIVE new trees will be planted in the backyard.