



GRASSROOTS
REALTY GROUP

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320 15 Street NW
Calgary, Alberta

MLS # A2285862



\$2,180,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,100 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Insulated, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stone	Zoning:	R-CG
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Tucked into a well located and established pocket of Hillhurst, this ELEGANTLY CRAFTED custom-built home offers elevated inner-city living just steps from Kensington, the Bow River pathway system, parks, dining and everyday amenities. Offering over 4,500 ft² of meticulously finished living space, this home is designed for modern family living and long-term lifestyle flexibility, featuring 6 bedrooms, 6 bathrooms, a walk-up lower level and insulated TRIPLE GARAGE with vaulted ceiling. The main floor is bright and open with large windows, seamless flow between living, dining and entertaining spaces, and a striking chandelier that creates a beautiful focal point within the staircase. The kitchen is both functional and refined, featuring premium JennAir appliances, custom cabinetry, quartz surfaces, a large statement island and walk-in pantry. A main floor flex room with full bathroom and walk-in closet offers excellent versatility for guests, or an executive office workspace. Upstairs, the primary suite offers a quiet retreat with spa-style ensuite including steam shower and soaker tub. The walk-in closet offers room to move, complete with built-ins and practical storage design. Two additional bedrooms each feature private ensuites and walk-in closets, plus a bonus living area and second laundry room for added convenience. The lower level features a large recreation area, wet bar, glass enclosed fitness space, two additional bedrooms, full bathroom and mudroom with built-in storage and direct outdoor access. Additional highlights include hardwood flooring, 10' main floor ceilings, 9 ft ceilings on the upper, built-in speakers, power blinds, custom built-ins and a timeless modern exterior finished with durable premium materials and expansive window design.

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