



720 15 Street NW
Calgary, Alberta

MLS # A2288777



\$1,239,900

Division:	Hillhurst		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,880 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Drive Through, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Quartz Counters, Steam Room, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Just steps from vibrant Kensington and offering over 3,800 sq ft of custom finished living space, this exceptional 3-storey home combines luxury, functionality and an unbeatable inner-city location. Designed for comfortable everyday living and effortless entertaining, the home features 5 bedrooms, 5 bathrooms with heated floors, two steam showers, hardwood flooring throughout, two laundry rooms, two fireplaces, a convenient ELEVATOR and a striking open riser staircase. The bright main floor is ideal for hosting, centred around a chef-inspired kitchen with quartz countertops, induction cooktop, beverage fridge, extended cabinetry and a large island with seating. The spacious dining area and elegant living room with fireplace open seamlessly to the backyard, while a stylish powder room and practical mudroom complete the level. Upstairs offers two generous secondary bedrooms, a full bathroom, laundry and a beautifully appointed primary suite with walk-in closet and spa-style ensuite. The entire third floor functions as a private retreat, featuring a second primary bedroom with six-piece ensuite, walk-in closet, sunset balcony, laundry and a versatile lounge or office space with wet bar. The fully developed lower level adds excellent flexibility with a cozy family room and fireplace, wet bar, LARGE fifth bedroom and full bathroom, ideal for guests or teens. Notable upgrades include a double insulated garage with front and rear access, air conditioning, built-in closet organizers, custom blinds, built-in speakers, security system, 200-amp service and a low maintenance backyard. Exceptional access to schools, downtown, Bow River pathways, Foothills Hospital and the University of Calgary adds to the appeal of this remarkable property.