



**809 15 Street NW
Calgary, Alberta**

MLS # A2303923



\$769,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,371 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Garden, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Double Vanity, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Window Coverings - all, drapery and drapery rods throughout, All Keys, Wall shelves x 2 - Garage, Tire shelf - Garage, Wooden shelves - Garage, Deep Freeze - Garage, Fridge - Garage, Pergola, A/C

There's something special about a home that tells a story. This gorgeous century home radiates timeless charm and character throughout, the kind that makes a house feel like home from the moment you arrive. Picture drinking your morning coffee on a sun-soaked front porch and evening BBQs in your sunny west-facing backyard, all wrapped in the heritage character that makes this Hillhurst gem truly one of a kind. As you enter, the original stained-glass door, exposed brick chimney, and classic moldings set the tone! The upgraded engineered hardwood floors and modern kitchen draw you in - featuring quartz countertops, a custom wood island with breakfast-bar seating, modern white cabinetry, and stainless steel appliances. The original brick chimney runs from the kitchen through to upstairs, adding timeless character you can't replicate. The dining room is framed with bay windows and flows seamlessly to the living room. Thoughtful touches like the upgraded light fixtures add to the charm of this home, while the updated laundry and powder room make daily living effortless. Upstairs, a vaulted bonus room offers the perfect backdrop for a home office, reading nook, or creative studio. The primary bedroom is bright and generous in size with a walk-in closet, while the second bedroom adapts easily to a guest room, nursery, or home-office. The fully re-modeled bathroom is a showstopper featuring dual vanities, gorgeous brass plumbing fixtures, and timeless white tile. Some other notable features include central A/C and custom window coverings throughout. Outside, the 135 foot deep lot opens to a west-facing backyard that soaks in sunshine all day. Garden lovers – just wait until everything grows in! A two-tiered deck sets the scene for summer entertaining, and a double detached garage completes the package. All of this situated on a tree-lined

street just steps to Riley Park, less than 5 minutes to groceries and the vibrant amenities of Kensington.