



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

727 15 Street NW
Calgary, Alberta

MLS # A2321956



\$1,499,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,219 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Welcome to this exceptional refined residence in prestigious Hillhurst, set on a remarkable 135' deep lot, offering a coveted inner city lifestyle within one of Calgary's most desirable communities. Thoughtfully crafted with bespoke finishes, refined design and timeless sophistication. Upon entry you immediately note a lasting impression of elegance. A beautifully curated formal dining area, instantly sets the tone for intimate dinners, while creating an elevated sense of arrival. The main unfolds with a thoughtful flow that seamlessly blends style with livability. The centrepiece is a chef inspired kitchen merging design and functionality. An expansive quartz island anchors the space, complemented by a refined selection of finishings, including a striking gas range, farmhouse sink, and panel ready refrigerator. Elegant lighting and softly lit cabinetry creates a warm, inviting ambiance, while detailed wainscoting and custom millwork, add depth, texture, and timeless character. Just off the kitchen is a powder room featuring a bold design-forward aesthetic with moody wallpaper and black details, offering a dramatic statement space. Functionality continues through the main floor. A discreet mudroom with mini mosaic tile detail is tucked behind an elegant barn door, while opposite, a private main floor office with built in desk, also behind a barn door, provides an ideal work from home space with clean architectural cohesion. The main living area is a striking showcase, anchored by a dramatic floor to ceiling fireplace, creating a bold and sophisticated focal point. Patio doors open to a west facing backyard, extending the living space, ideal for entertaining on summer evenings. A transom window addition further enhances natural light and architectural presence. Upstairs continues as a serene and luxurious retreat. The front facing primary suite offers a

spacious layout, well appointed walk in closet, and an ensuite featuring a steam shower and dual vanities. A striking black and white tiled feature wall behind the freestanding tub creates a bold focal point, while the vanity is elevated with a refined kit kat herringbone tile backsplash, adding designer detail throughout. The secondary bedrooms each enjoy their own walk in closets and private ensuites; providing exceptional comfort for family or guests, while a thoughtfully designed upper level laundry completes the cohesive aesthetic. The lower level extends the home's living space with a fully finished basement featuring a stylish wet bar, generous recreation living area, and a well sized rear bedroom complete with a built in desk, ideal for guests or multigenerational living. The garage is finished, offering a polished extension of the home with excellent functionality and presentation. Perfectly situated on a tree lined street just moments from Kensington, downtown, schools, parks, and river pathways, this residence delivers a space where craftsmanship, elegance and lifestyle converge.