



GRASSROOTS
REALTY GROUP

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1310 15 Street NW
Calgary, Alberta

MLS # A2330071



\$1,595,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Tandem, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Lawn, Ma		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Timeless European elegance meets modern luxury in this exceptional inner-city residence, where exquisite craftsmanship, thoughtful updates, and an extraordinary backyard sanctuary create a truly one-of-a-kind home. Nestled behind mature trees and lush landscaping, the striking stone and stucco exterior, grand staircase, and elevated front patio offer outstanding curb appeal and a memorable first impression. Inside, classic architectural character has been beautifully preserved while seamlessly incorporating modern comforts. Intricate mouldings, custom millwork, solid wood doors, elegant built-ins, and refined detailing showcase the home's enduring quality. Additional features include in-floor heating throughout the lower level and attached garage. The welcoming foyer features a tile inlay and hardwood flooring, leading to a formal living room with picturesque garden views and a custom gas fireplace. French doors open to an elegant dining room with a custom illuminated architectural ceiling, built-in hutch, and patio doors that extend your entertaining space outdoors. The chef's kitchen offers carved-edge countertops, custom cabinetry, walk-in pantry, Viking refrigerator, Ultraline Professional gas range with grill, Bosch dishwasher, and direct access to the backyard. A versatile main floor bedroom with a convenient 3pc cheater ensuite completes this level. A beautifully detailed staircase with wrought iron spindles leads to the upper floor, where a spacious loft with soaring ceilings, gas fireplace, and private balcony overlooks the ethereal backyard. French doors open to a den or optional bedroom with Rocky Mountain views on clear days. The private primary retreat features vaulted ceilings, its own balcony, stone-surround gas fireplace, custom walk-in closet, and a luxurious ensuite complete with a clawfoot tub. The fully developed lower level is designed for entertaining

and relaxation, offering a spacious media and recreation room with gas fireplace, wine cellar, laundry with Miele washer and dryer, 2pc bath, and direct access to the heated attached garage. The backyard is the true showpiece of this home. Beautifully landscaped with mature trees, lush perennial gardens, and exceptional privacy, it feels worlds away from the city. A tranquil water fountain, outdoor fireplace, and multiple spaces to relax or entertain create an unforgettable outdoor sanctuary. In summer, the property is surrounded by vibrant greenery, while winter reveals stunning views of Calgary's downtown skyline. Rarely does an inner-city home offer such a peaceful, private setting while remaining just minutes from the city's best amenities. Minutes to Riley Park, SAIT, the Jubilee, LRT and trendy Kensington, this is one you don't want to pass on.