



GRASSROOTS
REALTY GROUP

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121 15 Street NW
Calgary, Alberta

MLS # A2334068



\$750,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	895 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: Solar Panels

Modern luxury meets old world charm in this beautifully re-done 1911 CHARACTER HOME. Situated on an EXTRA DEEP 25' x 135' LOT on a quiet street, this HILLHURST home is perfectly located in the heart of inner-city Calgary. Lovingly cherished by the owners, this home has been tastefully updated over the years. Many of the original character features remain, making this a charming space full of history. Upon arriving, you'll fall in love with the covered front porch and overall curb appeal. The smartly laid out 2 storey floorplan totals 895 square feet and includes two bedrooms upstairs. Perfect for a professional couple or small family! Entering the AIR-CONDITIONED home you'll find a light and bright OPEN CONCEPT living space, FULLY RENOVATED IN 2013 and FRESHLY PAINTED. The kitchen has been transformed to modern standards with a beautiful Legacy kitchen with shaker style wood cabinetry, quartz countertops, glass tile backsplash, and a stainless steel appliance package. Tucked beside the dining space is an adorable powder room and the brand new washer and dryer pair, conveniently located on the main floor. Ascend the beautiful wood staircase to the upper level consisting of a full bathroom and two charming bedrooms both with gabled ceilings. Each room provides built-in style closets for ample storage space and the primary bedroom easily accommodates a king size bed. The basement is unfinished, providing lots of storage space. You'll notice a solid concrete foundation reinforced with new concrete cinder blocks. Heading outside into the WEST FACING LANDSCAPED YARD, you'll find a large wood deck and plenty of lawn for the kids or pets to play. Entertain friends or relax after work under the pergola. Beautiful large trees (recently pruned) provide shade and a natural ambience that is truly the hallmark

of living in an established inner-city neighbourhood. Completing this INCREDIBLE BACKYARD are raised planter beds and a fire pit and fire wood area. Tucked at the back is the SINGLE GARAGE and ADDITIONAL PARKING PAD, suitable for an extra vehicle or your RV. The cherry on top of this fabulous, move-in ready home is the fully paid for 3.3kW SOLAR ENERGY SYSTEM, off-setting your electricity consumption by approximately 85%! Full 2013 Renovations: complete interior and exterior including drywall, lighting, 100 amp panel, roof, soffits, and windows. Other Improvements: Daikin high efficiency furnace (2022), washer/dryer (2025), AC (2021), full paint (2026). An easy WALK TO DOWNTOWN and close to all the shops and amenities of Kensington. As property values continue to rise in Calgary, purchasing a detached home in a popular community will ensure the security of your investment. Own a piece of history in this adorable, craftsman-made, century home! Call your Realtor for a showing, don't wait for the open house!