



GRASSROOTS
REALTY GROUP

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1305 15 Street NW
Calgary, Alberta

MLS # A2347958



\$1,950,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,740 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Tree		

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

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge/Freezer Combo, Bar Fridge and Freezer in Basement, Sonos Sound System

This gracious residence with dreamy Cape Cod exterior in the established community of Hounsfield Heights is set on an extra deep 40'x150' lot with downtown views, a sun filled west backyard, and the rare advantage of a full interior rebuild and beautifully executed renovation completed in 2019. Offering 3+1 bedrooms and over 4,100 sq. ft. of understated, elegant living space, the home blends timeless character with modern sophistication. The main level features hardwood floors and abundant natural light, beginning with a welcoming foyer that flows into an inviting living room anchored by a striking feature fireplace. Beyond the living room, a spacious dining area opens to a chef's kitchen designed for both beauty and function—complete with a large island with seating, extensive custom storage including a generous butler's pantry, high end appliances, and a built in desk. A comfortable family room provides seamless access to the west facing deck, creating an effortless indoor outdoor experience ideal for summer entertaining. A mudroom and stylish 2 piece powder room complete the main level. The second floor hosts three generously sized bedrooms and an updated 4 piece main bath. The primary retreat is a true sanctuary, featuring a custom walk in closet with makeup vanity and a luxurious 5 piece ensuite appointed with dual vanities, a freestanding soaker tub, and a walk in shower with bench seating. The fully developed basement extends the home's living space with a large recreation room complete with built in desk, bar, and gym area. A fourth bedroom and a 3 piece bath with a rejuvenating steam shower provide excellent flexibility for teens guests. Renovation highlights include new plumbing, electrical, insulation, drywall, flooring, and LUX triple pane windows. More recent upgrades add further value: two new hot water tanks, a

new A/C unit, two new furnaces, and a Sonos sound system throughout the main floor and primary suite. Outdoors, the park like west backyard unfolds with a hot tub, generous deck, patio, lush perennials, and towering, mature trees—an exceptional inner city retreat offering rare privacy and serenity. A double attached front garage ensures effortless parking year round. This prime location is unmatched—steps to shopping, schools, SAIT, the University of Calgary, Foothills Hospital, parks, public transit, and with quick access to downtown via 14th Street.