

# \$1,690,000 - 727 15 Street Nw, Calgary

MLS® #A2204269

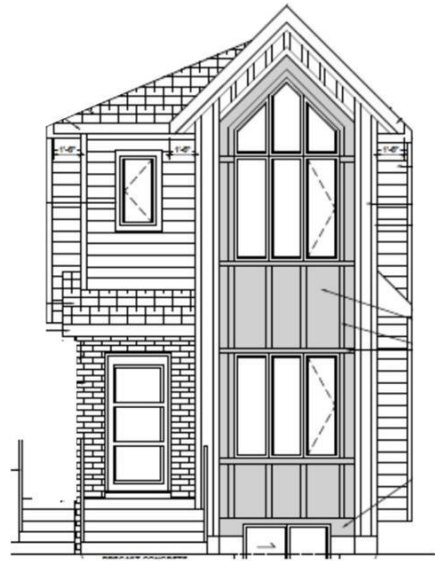
**\$1,690,000**

5 Bedroom, 5.00 Bathroom, 2,231 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

This brand new home in the heart of Hillhurst is ideally located, and encompasses premium finishings guaranteed to take your breath away. Expected Completion September 2025, with ample opportunity to customize to your taste and distinct vision. This meticulously crafted modern 2-storey residence is adorned with luxury finishings and exceptional upgrades. Professionally designed and executed by an experienced builder that prioritizes a functional floorplan first, with beautiful aesthetics that truly elevate it to the next level. Consisting of 4 bedrooms, 4.5 bathrooms and 2,231 SF Above Grade, this home has endless space to live and entertain. Flooded by huge windows, engineered hardwood, and an elegant tile fronted gas fireplace in the main level family room. The layout seamlessly transitions from room to room, with spectacular light fixtures and versatile built-in features. The kitchen comes equipped with moody granite counters, a spacious island, and modern, panel-ready appliances. Ascend the well-lit staircase to find three expansive bedrooms, all of which include walk-in closets with accompanying organizers and dedicated ensuites. The primary bathroom includes a soaker tub, steam shower and dual vanities. The convenient upper level laundry room includes a sink and folding station for maximum optimization of space. Down in the lushly carpeted 9ft ceiling basement you will find in floor hydronic heat, a huge recreation space perfect for entertaining or using as a



family chill zone, and a sizeable home gym. Situated in a beautiful inner city community steps from Kensington Village, endless greenspaces, and a quick walk to the extensive river pathway nearby. With access to stunning natural scenery nearby and amenities, walk or bike to a countless selection of local eateries and popular shopping opportunities. Get to Downtown Core in minutes. Current RMS measurements as per builder plans and will be updated accordingly. Come visit the Show Suite located at 3438 Parkdale Blvd NW until April 17th 2025 to get a sense of the finishings up close and in person!

Built in 2025

### **Essential Information**

MLS® #	A2204269
Price	\$1,690,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,231
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	727 15 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2B3

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Org Kitchen Island, Open Floorp Bar
Appliances	Dishwasher, Electric Over Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Cleared, Level, R
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, V
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

