

\$1,299,900 - 115 15 Street Nw, Calgary

MLS® #A2254754

\$1,299,900

4 Bedroom, 4.00 Bathroom, 1,961 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE - SUNDAY, SEPTEMBER 14TH, 2:30-4:30PM. Welcome to your dream home in the heart of vibrant Hillhurst, set on a rare 25x135ft lot with an extra-deep backyard, just a short stroll from Kensington's charming shops and restaurants, and mere minutes by foot or car to downtown Calgary, the serene River pathways, lush Riley Park, top-rated Queen Elizabeth Schools, Bowview Swimming Pool, and the lively West Hillhurst and Hillhurst Sunnyside Community Associations (rink, courts, playing fields, farmer's market, daycare, after-school care, and more). This meticulously updated detached two-storey home radiates warmth and elegance, boasting stunning curb appeal with vibrant Gemstone lights (2024) illuminating the front facade, back of the house, and garage to beautifully light up the yard, complemented by a charming front veranda perfect for morning coffee or evening relaxation. Inside, the sun-drenched open-concept main floor, adorned with rich oak hardwood flooring (2017) and stylish Hunter Douglas banded shades (2023) throughout, features a gourmet kitchen with new quartz countertops (2024), a Miele dishwasher (2021), and an induction stove (2023), flowing into a cozy living area with a gas fireplace and double doors opening to a stunning west-facing backyard oasis. The expansive deck, ideal for entertaining or quiet evenings, is complemented by professionally designed concrete walkways, a majestic mature tree,



and thriving fruit bushes, all enhanced by a power awning with a new motor (2025). The upper level, also featuring oak hardwood flooring, invites relaxation with a spacious primary suite boasting a luxurious 5-piece ensuite, two additional bedrooms, and a 4-piece Jack-and-Jill bathroom. The finished basement offers a versatile recreation room with ceiling surround sound, a fourth bedroom, and a spa-like bathroom with a custom-tiled steam shower. Modern comforts abound with a Lennox furnace and PureAir system (2024), Nu-Air HRV, central A/C, tankless hot water, a radon mitigation system (2019), and an updated sump pump (2024). Move-in ready, this Hillhurst treasure blends timeless sophistication with the ease of urban living, inviting you to create lasting memories in a community brimming with charm.

Built in 2001

Essential Information

MLS® #	A2254754
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	115 15 Street Nw
Subdivision	Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2A8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.