

# \$1,345,000 - 720 15 Street Nw, Calgary

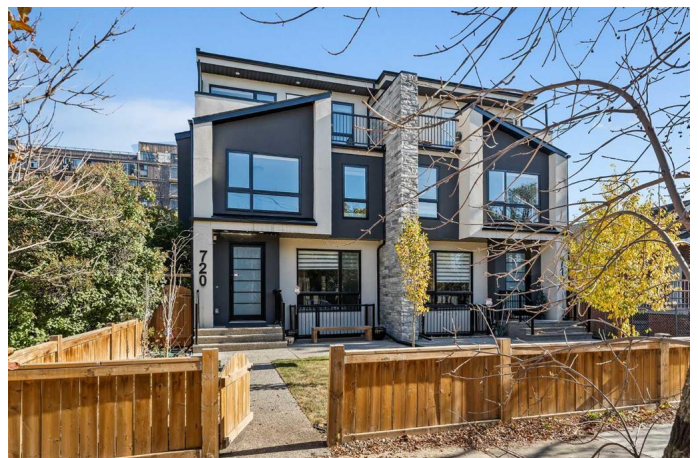
MLS® #A2263806

**\$1,345,000**

5 Bedroom, 5.00 Bathroom, 2,880 sqft  
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Wow! Impressive \$40,000 PRICE REDUCTION! Wonderfully situated in the coveted community of Hillhurst, this 3,800 plus SF custom home presents like new while delivering an impressive list of upscale features including 5 bedrooms (2 primary bedrooms with ensuites), 5 bathrooms (2 steam showers), 2 laundry rooms, 2 fireplaces, a stunning open staircase & ELEVATOR! The bright main floor boasts a designer kitchen with extended cabinetry & pull-out pantry, stainless steel appliances with induction cooktop, beverage fridge, quartz countertops & a vast island with seating for 4. An oversized dining area easily accommodates large gatherings while the stylish living room with fireplace and glass doors opens seamlessly to the backyard. A chic powder room & practical mudroom with built-in storage complete this level. Upstairs, the striking open-riser staircase with glass panels leads to two full floors of hardwood-accented luxury living. The 2nd level is ideal for families offering two spacious secondary bedrooms with closet organizers & a beautifully upgraded 4-piece bath with heated floors. The 1st primary suite shares this level & is an excellent option for parents with young children. Featuring oversized windows, a custom walk-in closet & a spa-inspired ensuite with dual sink quartz vanity, freestanding tub, steam shower, & heated floors. A well-equipped laundry room with sink, quartz folding counter, & cabinetry adds convenience to this level. The 3rd floor is



dedicated to refined living, highlighting a 2nd primary retreat with walk-in closet, lavish ensuite (dual quartz vanity, freestanding tub, steam shower, heated floors) & access to a sun-drenched private balcony overlooking the treetops. A spacious owner's lounge with wet bar provides the perfect setting to relax, work from home, or enjoy quiet evenings. Completing this floor is a 2nd laundry room. The lower level brings family & friends together in a cozy family room with fireplace & a full wet bar with beverage fridge. A large 5th bedroom & 5th bathroom with heated floors round off this comfortable space. Other notable upgrades in this executive residence include a double insulated & drywalled garage with unique front & back doors allowing for additional parking, air conditioning, in-floor heating in ALL bathrooms, an elevator to age-in-place or accommodate multi-generational living, custom built-ins in ALL closet, a 75-gallon hot water tank, 200-amp electrical panel, built-in ceiling speakers & security system. Nestled just steps to parks, trendy restaurants, & the vibrant Kensington district, this luxury property offers a perfect balance of tranquillity & urban convenience. Its proximity to the Bow River, downtown, University of Calgary, SAIT & Foothills Hospital provides a remarkable location for work & play. With easy access to Memorial Drive & Crowchild Trail, this is a rare opportunity to own a magnificent property in one of Calgary's most desirable neighbourhoods.

Built in 2020

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2263806    |
| Price    | \$1,345,000 |
| Bedrooms | 5           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,880                  |
| Acres          | 0.08                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 720 15 Street Nw |
| Subdivision | Hillhurst        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2B2          |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 3                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Insulated, Drive Through |
| # of Garages   | 2                                                                    |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Quartz Counters, Steam Room, Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Induction Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings                          |
| Heating           | In Floor, Fireplace(s), Forced Air                                                                                                        |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full                                                                                                                                      |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Other               |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stone, Stucco, Wood Frame                             |
| Foundation        | Poured Concrete                                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 25                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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