

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

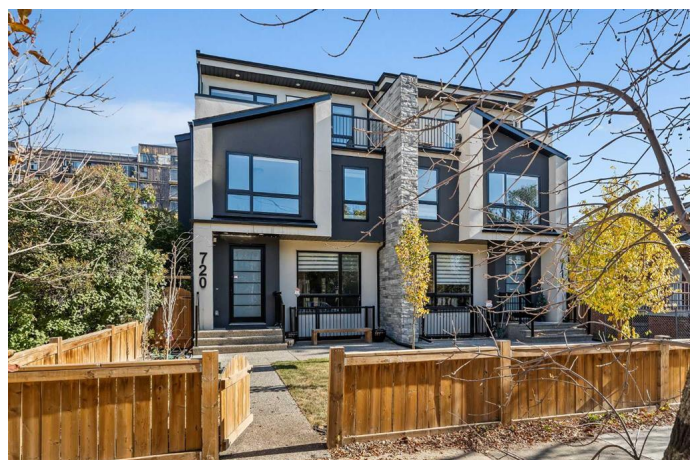
MLS® #A2263806

**\$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 | 24                 |
| Zoning         | R-CG               |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.