

\$744,900 - 806 15 Street Nw, Calgary

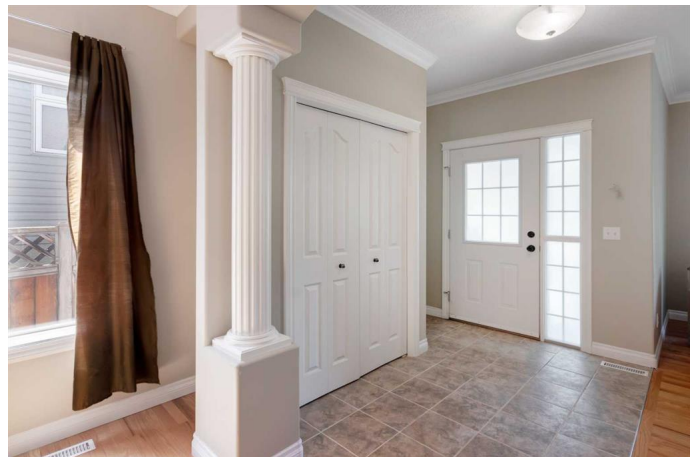
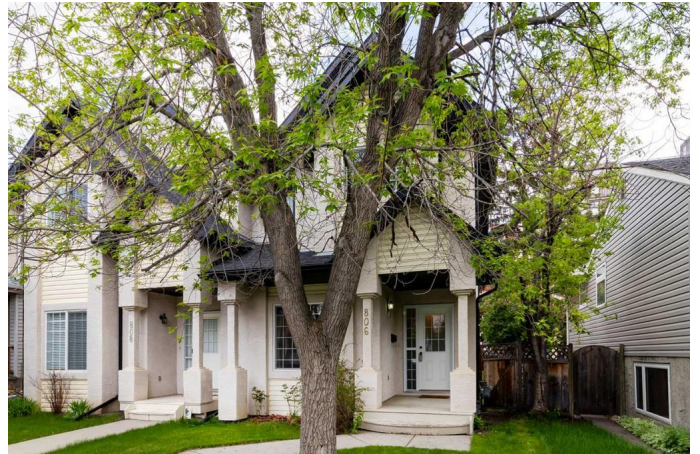
MLS® #A2128674

\$744,900

3 Bedroom, 3.00 Bathroom, 1,886 sqft
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Welcome to this charming, spacious 2 storey semi-detached home located in sought after Hillhurst, within walking distance to Kensington. Spacious main floor with living room at the front of the home that looks out at the tree lined street and open concept kitchen with corner pantry, stainless steel appliances, raised breakfast bar, and under cabinet lighting. The kitchen opens onto the family room with a gas fireplace and views out to the yard. The formal dining room with space for a large family table and powder room complete the main level. Hardwood flooring and 9 foot ceilings throughout the main floor. Upstairs there are three spacious bedrooms including the primary suite with two closets and ensuite with soaker tub, separate shower, and two vanity areas. Also on the upper level is a versatile flex den/office space with built-in countertop, and a large storage closet (with laundry hook ups if you wish to have upstairs laundry). The spacious unfinished basement has a laundry area, plenty of storage space, two windows, and rough-ins for a future bathroom. The lot is 135 feet deep providing a sizeable east facing yard with a wood deck and detached double garage. Hot water tank was replaced in 2017, shingles on the house and garage were replaced in 2016, and the electric range and hood fan replaced within the last year. Convenient and desirable location just steps to all of the amenities in Kensington. Great access to public transit, Riley Park, off leash parks, and a quick commute to



downtown. Under \$750,000 for a home with no
condo fees within walking distance to
Kensington, don't miss out on this great
opportunity!

Built in 2001

Essential Information

MLS® #	A2128674
Price	\$744,900
Sold Price	\$731,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,886
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	806 15 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2B2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Pantry, See Remarks, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 4th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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