

\$1,499,000 - 1331 15 Street Nw, Calgary

MLS® #A2160981

\$1,499,000

5 Bedroom, 5.00 Bathroom, 3,332 sqft

Residential on 0.17 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Beautifully nestled in the heart of established and upscale Briar Hill, this executive century home has been tastefully renovated with modern conveniences while still maintaining the charm and allure of its time. The lovely marble foyer features whimsical stained glass and leads you to the comfortable and spacious principle rooms. The bright formal living room offers a stately gas fireplace with coffered ceilings and the lovely landscapes of the neighbourhood are framed through the large windows. The renovated kitchen features professional stainless steel appliances including gas range and wine fridge, oversized island and butler's pantry making entertaining seamless and stress-free. Make your way to the bright sunken family room featuring a striking floor to ceiling stone encased fireplace and fabulous library wall with sliding ladder. Step outside where a south-facing stone patio awaits and watch the seasons transform in your spacious landscaped backyard. A formal dining room and powder bathroom complete the main floor. The upper floor features a large primary retreat with 6pc ensuite bathroom, three additional bedrooms, 2 big bathrooms including one ensuite and full laundry room. The fully developed lower living level includes an additional family room, bedroom, 3pc bathroom with steam shower and wine cellar to house all your favourite vintages. Tasteful and timeless finishings throughout include crystal chandeliers, marble details, granite counter tops, and crystal door knobs.



Additional features of the home include 2 new furnaces and hot water tank, double attached rear garage, additional outdoor parking. Enjoy the plethora of benefits of living just outside the downtown core with an easy commute and minutes to Princes' Island Park, and relish in the easy walks to opera and orchestra date nights at the Southern Alberta Jubilee Auditorium. This esteemed community boasts lush parks with walking paths and top area schools within 10 minutes. This luxury inner city gem is sure to entice the most discerning of buyers.

Built in 1945

Essential Information

MLS® #	A2160981
Price	\$1,499,000
Sold Price	\$1,469,500
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,332
Acres	0.17
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1331 15 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2B7

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, Walk-In Closet(s), Breakfast Bar, Bookcases, Built-in Features, Crown Molding, Double Vanity, See Remarks, Recessed Lighting
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Gas Stove, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Street Lighting, Back Lane, Back Yard, Front Yard, Gentle Sloping, Lawn, Landscaped, Many Trees, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	October 29th, 2024
Days on Market	63
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Charles
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