

\$850,000 - 820 15 Street Nw, Calgary

MLS® #A2164697

\$850,000

4 Bedroom, 4.00 Bathroom, 1,708 sqft
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Experience the charm of this delightful 1,708 square foot detached infill nestled in the vibrant Hillhurst neighborhood, just a stroll away from the lively Kensington Village shopping district. Extensively renovated by the current owners, the home underwent a thoughtful transformation in 2010, resulting in a lovely open concept design. The main floor features an inviting informal living room with a cozy fireplace that flows seamlessly into a spacious dining area, complemented by a fantastic galley kitchen adorned with granite countertops, an island, abundant cabinetry, and stainless steel appliances, including an induction stove and a newer Miele dishwasher.

Rich hardwood flooring graces the entire home, extending up the staircase to the second level (with the exception of the bedrooms). Upstairs, you'll discover three generous bedrooms. The primary suite is particularly spacious, boasting a beautifully renovated ensuite equipped with a clawfoot soaker tub, dual sinks, and a large shower. The other two bedrooms are also comfortably sized, and the upstairs storage/linen closet is conveniently plumbed for laundry. The basement received a makeover in 2015, showcasing a roomy family room with a dry bar (which can easily be converted into a wet bar), a guest room, a bathroom, a laundry room, and additional storage. An exterior entrance.. In 2021, most windows were replaced with high-quality Pella windows,



ensuring both beauty and efficiency. The roof shingles were redone approximately eight years ago, and the vinyl siding has been replaced and beautifully painted with customized Spray-Net finish. Outdoor living is a true highlight, with inviting spaces in both the front and back yards. Enjoy the warm western sun in the evenings on the charming front patio, or relish the tranquil mornings in your private backyard retreat. This space features a unique two-tiered terrace, complete with elegant IPE wood decking, a soothing hot tub and a stone patio surrounded by lush landscaping, which features a hand-carved teak door. An automatic irrigation system ensures both the front and back gardens thrive effortlessly.

This lovely home is truly a must-see!

Built in 1994

Essential Information

MLS® #	A2164697
Price	\$850,000
Sold Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,708
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	820 15 Street Nw
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Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2B2

Amenities

Parking Spaces	2
Parking	Double Garage Detached



Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 1st, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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