

320 15 Street NW  
Calgary, Alberta

MLS # A2285862



## \$2,088,000

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,100 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Rear, Insulated, Triple Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

Tucked into a well located and established pocket of Hillhurst, this ELEGANTLY CRAFTED custom-built home offers elevated inner-city living just steps from Kensington, the Bow River pathway system, parks, dining and everyday amenities. Offering over 4,500 ft<sup>2</sup> of meticulously finished living space, this home is designed for modern family living and long-term lifestyle flexibility, featuring 6 bedrooms, 6 bathrooms, a walk-up lower level and insulated TRIPLE GARAGE with vaulted ceiling. The main floor is bright and open with large windows, seamless flow between living, dining and entertaining spaces, and a striking chandelier that creates a beautiful focal point within the staircase. The kitchen is both functional and refined, featuring premium JennAir appliances, custom cabinetry, quartz surfaces, a large statement island and walk-in pantry. A main floor flex room with full bathroom and walk-in closet offers excellent versatility for guests, or an executive office workspace. Upstairs, the primary suite offers a quiet retreat with spa-style ensuite including steam shower and soaker tub. The walk-in closet offers room to move, complete with built-ins and practical storage design. Two additional KID'S bedrooms each feature private ensuites and walk-in closets, plus a BONUS living area to hang out and a MAIN laundry room for added convenience. The lower level features a large recreation area, wet bar, glass enclosed fitness space, two additional bedrooms (one is a flex room) full bathroom and mudroom with built-in storage large closet and direct outdoor access with patio doors to a covered LOWER level. (maybe a hot tub?) Additional highlights include hardwood flooring, 10' main floor ceilings, 9 ft ceilings on the upper, built-in speakers, CUSTOM power blinds, custom built-ins and a timeless modern exterior finished with durable premium materials and expansive window designs.

Get over for a look today!