



727 15 Street Calgary Alberta

\$1,690,000

This brand new home in the heart of Hillhurst is ideally located, and encompasses premium finishings guaranteed to take your breath away. Expected Completion September 2025, with ample opportunity to customize to your taste and distinct vision. This meticulously crafted modern 2-storey residence is adorned with luxury finishings and exceptional upgrades. Professionally designed and executed by an experienced builder that prioritizes a functional floorplan first, with beautiful aesthetics that truly elevate it to the next level. Consisting of 4 bedrooms, 4.5 bathrooms and 2,231 SF Above Grade, this home has endless space to live and entertain. Flooded by huge windows, engineered hardwood, and an elegant tile fronted gas fireplace in the main level family room. The layout seamlessly transitions from room to room, with spectacular light fixtures and versatile built-in features. The kitchen comes equipped with moody granite counters, a spacious island, and modern, panel-ready appliances. Ascend the well-lit staircase to find three expansive bedrooms, all of which include walk-in closets with accompanying organizers and dedicated ensuites. The primary bathroom includes a soaker tub, steam shower and dual vanities. The convenient upper level laundry room includes a sink and folding station for maximum optimization of space. Down in the lushly carpeted 9ft ceiling basement you will find in floor hydronic heat, a huge recreation space perfect for entertaining or using as a family chill zone, and a sizeable home gym. Situated in a beautiful inner city community steps from Kensington Village, endless greenspaces, and a quick walk to the extensive river pathway nearby. With access to stunning natural scenery nearby and amenities, walk or bike to a countless selection of local eateries and popular shopping opportunities. Get to Downtown Core in minutes. Current RMS measurement...

- Bedroom 9.83 Ft x 12.00 Ft
- Bedroom 9.83 Ft x 12.00 Ft
- Other 4.17 Ft x 4.67 Ft
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- 4pc Bathroom Measurements not available
- 4pc Bathroom Measurements not available

- Exercise room 10.75 Ft x 17.00 Ft
- Recreational, Games room 14.58 Ft x 9.92 Ft
- 3pc Bathroom Measurements not available
- Bedroom 12.25 Ft x 12.00 Ft
- Bedroom 12.25 Ft x 12.00 Ft
- 2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

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Laundry room 8.17 Ft x 5.83 Ft

5pc Bathroom Measurements not available

Other 4.67 Ft x 13.00 Ft

Primary Bedroom 11.00 Ft x 13.00 Ft

Dining room 9.42 Ft x 12.67 Ft

Kitchen 12.58 Ft x 21.00 Ft

Office 8.50 Ft x 5.42 Ft