



# 120 15 Street Calgary Alberta

\$995,000

Open House Next Saturday Oct. 19th. 2:00-4:00pm. As featured and highlighted in Calgary's Avenue Magazine! This home is one of a kind and unlike any other home you will ever come across. Enjoy an experience and a welcoming surprise from the very first moment you step in through the entrance. Delight your guests within this luxurious 1.5 Storey bungalow style located in one of Calgary's thriving top inner city neighbourhoods situated in a prime yet peaceful location at the heart of Kensington. This modern, newly reconstructed home is only a few blocks away from one of Calgary's most frequented nightlife locations, a variety of bakeries, deli's, shops and restaurants, across the river from the Downtown CityCentre, the cherished Bow River Pathways, Queen Elizabeth School, The Southern Alberta Institute of Technology, The Alberta University of the Arts, The Southern Jubilee Auditorium and the children's much loved Riley Park. Discover this unique Masterpiece that immerses you in a world of humble elegance, history and modern comfort. This beautiful home welcomes you with character of a quaint exterior and immediately wows upon entrance with high vaulted ceilings, illuminated open riser stairs and an unexpected luxurious space. Surprise your family and guests in style and comfort with memorable evenings in your private back yard, perfect for entertaining as well as a brand new double car garage. Highlights include a large and unique Lofted space that can be utilized as a Master Bedroom or an Exceptional Entertainment/Tv/Bonus room with 2 additional spacious bedrooms and 2 full bathrooms on the main. Enjoy additional features of Full Height Italian Tiles, a steam shower, in floor heating and the extra touch of a towel warmer in the master bathroom. Enjoy the longevity of high quality granite, high quality insulation throughout, and the durability of Hardie siding Exterior...

Primary Bedroom 21.25 Ft x 17.17 Ft

Laundry room 6.83 Ft x 5.17 Ft

Storage 15.25 Ft x 13.92 Ft

Furnace 12.42 Ft x 7.67 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

4pc Bathroom 13.33 Ft x 4.92 Ft

Bedroom 12.42 Ft x 8.92 Ft

Bedroom 10.50 Ft x 9.58 Ft

Dining room 25.00 Ft x 9.00 Ft

Living room 23.50 Ft x 7.75 Ft

Kitchen 13.50 Ft x 9.92 Ft

Office 13.50 Ft x 4.92 Ft

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

Listing Presented By:



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