



320 15 Street Calgary Alberta

\$2,088,000

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 ft² 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 des...

3pc Bathroom 5.00 Ft x 8.67 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

6pc Bathroom 13.33 Ft x 12.00 Ft

Bedroom 11.58 Ft x 14.75 Ft

Bedroom 13.25 Ft x 16.00 Ft

Bonus Room 14.75 Ft x 15.67 Ft

Bedroom 11.67 Ft x 13.25 Ft

Exercise room 10.75 Ft x 11.75 Ft

Recreational, Games room 16.33 Ft x 24.58 Ft

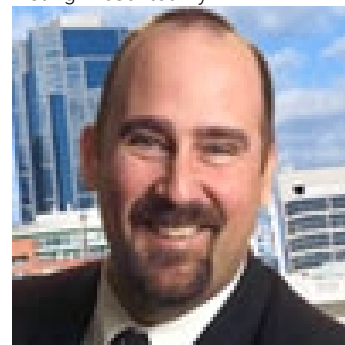
Furnace 11.67 Ft x 8.50 Ft

2pc Bathroom 5.83 Ft x 5.25 Ft

4pc Bathroom 6.67 Ft x 13.33 Ft

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Listing Presented By:



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Laundry room 7.83 Ft x 5.92 Ft

Primary Bedroom 13.33 Ft x 16.42 Ft

3pc Bathroom 10.08 Ft x 4.92 Ft

Bedroom 12.50 Ft x 12.25 Ft

Bedroom 12.92 Ft x 12.92 Ft

Dining room 13.50 Ft x 10.75 Ft

Foyer 8.58 Ft x 8.83 Ft