



# 720 15 Street Calgary Alberta

\$1,260,000

OPEN HOUSE SUNDAY 3/15 from 1-3:00PM\*\*\*Just steps from vibrant Kensington and offering over 3,800 sq ft of custom finished living space, this exceptional 3-storey home combines luxury, functionality and an unbeatable inner-city location. Designed for comfortable everyday living and effortless entertaining, the home features 5 bedrooms, 5 bathrooms with heated floors, two steam showers, hardwood flooring throughout, two laundry rooms, two fireplaces, a convenient ELEVATOR and a striking open riser staircase. The bright main floor is ideal for hosting, centred around a chef-inspired kitchen with quartz countertops, induction cooktop, beverage fridge, extended cabinetry and a large island with seating. The spacious dining area and elegant living room with fireplace open seamlessly to the backyard, while a stylish powder room and practical mudroom complete the level. Upstairs offers two generous secondary bedrooms, a full bathroom, laundry and a beautifully appointed primary suite with walk-in closet and spa-style ensuite. The entire third floor functions as a private retreat, featuring a second primary bedroom with six-piece ensuite, walk-in closet, sunset balcony, laundry and a versatile lounge or office space with wet bar. The fully developed lower level adds excellent flexibility with a cozy family room and fireplace, wet bar, LARGE fifth bedroom and full bathroom, ideal for guests or teens. Notable upgrades include a double insulated garage with front and rear access, air conditioning, built-in closet organizers, custom blinds, built-in speakers, security system, 200-amp service and a low maintenance backyard. Exceptional access to schools, downtown, Bow River pathways, Foothills Hospital and the University of Calgary adds to the appeal of this remarkable property. (id:6769)

- 4pc Bathroom 8.83 Ft x 4.92 Ft
- 6pc Bathroom 9.83 Ft x 17.92 Ft
- Primary Bedroom 13.75 Ft x 15.58 Ft
- Bedroom 9.17 Ft x 15.58 Ft
- Bedroom 11.75 Ft x 11.92 Ft
- Laundry room 8.83 Ft x 5.58 Ft
- Primary Bedroom 13.00 Ft x 20.50 Ft

- Laundry room 6.08 Ft x 6.33 Ft
- 4pc Bathroom 4.92 Ft x 8.92 Ft
- Bedroom 13.17 Ft x 12.92 Ft
- Recreational, Games room 18.58 Ft x 17.00 Ft
- 2pc Bathroom 5.75 Ft x 4.92 Ft
- Dining room 19.33 Ft x 14.08 Ft
- Kitchen 14.25 Ft x 16.92 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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**RE/MAX Realty Professionals**

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6pc Bathroom 20.50 Ft x 6.17 Ft

Living room 13.00 Ft x 17.92 Ft

Other 14.83 Ft x 17.17 Ft