



## 727 15 Street Calgary Alberta

\$1,598,888

OPEN HOUSE Fri Jan 23 4-6PM! Experience elevated inner-city living with this impeccably designed, brand-new home nestled in one of Calgary's most sought-after neighbourhoods: Hillhurst. Constructed by a trusted local builder known for craftsmanship, functionality, and aesthetic excellence, this 2-storey residence offers 2,224 SF above grade, with a fully developed basement, 4 bedrooms, and 4.5 bathrooms—a perfect blend of modern luxury and thoughtful detail. From the striking brick facade to the high-end engineered wide plank oak hardwood, every inch of this home exudes quality. The main floor welcomes you with a built-in entry feature and a front formal dining area, accented by elegant wall mouldings, white and gold sconces, and a designer chandelier. At the other end, an open-concept living room is a showstopper, featuring a large-format textured tile fireplace, custom built-ins with display lighting, and massive patio sliders leading to a west-facing, 135-ft deep backyard with a raised patio and gas line—ideal for indoor-outdoor entertaining. The chef's kitchen is nothing short of stunning, complete with a 2.5" thick quartz island, panel-ready fridge/freezer with knurled handles, sleek quartz countertops, a gas range with pot filler, and backlit display cabinets framing the custom hood fan. You'll also find a farmhouse sink, full slab backsplash, hidden coffee/appliance nook, built-in pantry, and a drawer-style microwave—each designed to inspire culinary creativity. Tucked behind a barn-style sliding door, the den offers a quiet workspace with a built-in desk, shelving, and bright window. The mudroom, also with a barn door, features tiled flooring, a built-in bench, and a large closet for seamless organization. Upstairs, each of the three spacious bedrooms come with walk-in closets and custom built-ins, along with private ensuites. The primary is sure to impr...

Bedroom 9.67 Ft x 22.33 Ft

Bedroom 9.83 Ft x 22.33 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

3pc Bathroom 4.92 Ft x 8.92 Ft

Laundry room 7.25 Ft x 8.17 Ft

5pc Bathroom 9.58 Ft x 14.08 Ft

4pc Bathroom 10.75 Ft x 4.92 Ft

Bedroom 14.58 Ft x 12.00 Ft

Furnace 10.75 Ft x 12.00 Ft

2pc Bathroom 5.33 Ft x 5.00 Ft

Dining room 10.17 Ft x 12.92 Ft

Kitchen 13.25 Ft x 20.83 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://yycreadvisors.com/>

**RE/MAX Realty Professionals**

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Other 6.50 Ft x 13.17 Ft

Office 5.33 Ft x 8.58 Ft

Primary Bedroom 11.42 Ft x 19.75 Ft

Living room 15.92 Ft x 17.50 Ft

Recreational, Games room 14.58 Ft x 29.08 Ft

Foyer 6.58 Ft x 7.58 Ft