



THE
A-TEAM

**RE/MAX
FIRST**

320 15 Street, Calgary T2N 2A9

MLS® #: **A2094747**

Area: **Hillhurst**

Listing Date: **11/22/23**

List Price: **\$1,975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**

Lot Information

Lot Sz Ar: **5,059 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,112**
Low Sqft:
Ttl Sqft: **3,112**

DOM

180
Layout
Beds: **5 (4 1)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Irregular Lot,Landscaped**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **High Efficiency,In Floor**
Sewer:
Ext Feat: **None**

Construction: **Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Quartz Counters,Tankless Hot Water,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Exercise Room	Lower	11`6" x 11`1"	Bedroom	Lower	13`3" x 11`6"
Office	Lower	14`11" x 8`3"	3pc Bathroom	Lower	10`0" x 5`0"
Game Room	Lower	28`8" x 15`9"	Living Room	Main	16`6" x 16`2"
Dining Room	Main	12`0" x 13`11"	Laundry	Main	6`6" x 5`5"

Kitchen	Main	17`6" x 9`2"	4pc Ensuite bath	Main	10`5" x 5`0"
2pc Bathroom	Main	5`10" x 5`4"	Bedroom	Main	13`0" x 13`0"
Office	Main	6`5" x 9`6"	Foyer	Main	9`0" x 8`7"
Bedroom	Second	13`4" x 11`8"	3pc Ensuite bath	Second	5`0" x 8`2"
Laundry	Second	6`0" x 7`10"	Bedroom	Second	11`8" x 11`4"
3pc Ensuite bath	Second	8`8" x 5`0"	5pc Ensuite bath	Second	12`8" x 12`2"
Bonus Room	Second	13`6" x 8`7"	Walk-In Closet	Second	9`0" x 15`2"
Bedroom - Primary	Second	16`6" x 13`0"	Furnace/Utility Room	Lower	12`1" x 8`6"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C2**

Legal Desc: **6219L**

Remarks

Pub Rmks: Embark on the journey of refined living with this exquisite custom-built luxury 2-storey home, destined to grace a serene and picturesque tree-lined street in the coveted Hillhurst neighborhood. Anticipated to commence construction in early 2024, this architectural gem promises over 4500 sq. ft. of total development, featuring a spacious triple garage. The thoughtfully designed layout encompasses 5 bedrooms, strategically placed for optimal privacy and convenience - one in the basement, one on the main floor, and three on the upper level. With 5.5 bathrooms, including an impressive ensuite, comfort meets elegance at every turn. The fully finished walk-up basement is a versatile space, hosting a substantial recreation room, a second office, and a dedicated gym/exercise room, all enhanced by the luxurious touch of in-floor heating. Modern conveniences abound, with central air conditioning, on-demand hot water, and a triple garage for ultimate functionality. The prospective homeowner has ample time to infuse personal style into the home, as many finishing items are yet to be selected. Full plans are readily available for preview, offering a glimpse into the grandeur that awaits.

Inclusions: none
Property Listed By: ROYAL LEPAGE MISSION REAL ESTATE

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123