



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1331 15 Street, Calgary T2N 2B7**

MLS®#: **A2160981**

Area: **Hounsfield  
Heights/Briar Hill**

Listing Date: **08/27/24**

List Price: **\$1,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1945**

Lot Information

Lot Sz Ar: **7,502 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,332**  
Low Sqft:  
Ttl Sqft: **3,332**

DOM

**23**  
Layout  
Beds: **5 (4 1 )**  
Baths: **4.0 (3 2)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Gentle Sloping,Landscaped,Many Trees,Street Lighting,Private,Rectangular Lot,See Remarks**

Park Feat:

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Stone,Wood Frame,Wood Siding**  
Flooring: **Carpet,Hardwood,Marble**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Crown Molding,Double Vanity,Granite Counters,Kitchen Island,Recessed Lighting,See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`3" x 13`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>22`0" x 15`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`11" x 9`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`5" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`2" x 16`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>23`6" x 12`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 8`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>21`8" x 10`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>23`9" x 17`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`5" x 11`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`4" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`11" x 10`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>

3pc Bathroom  
6pc Ensuite bath

Basement  
Upper

15`0" x 6`1"  
11`4" x 8`4"

4pc Bathroom  
2pc Ensuite bath  
Legal/Tax/Financial

Upper  
Upper

8`3" x 7`3"  
5`4" x 2`11"

Title:  
**Fee Simple**  
Legal Desc:

**5625AC**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Beautifully nestled in the heart of established Briar Hill, this executive century home has been tastefully renovated with modern conveniences while still maintaining the charm and allure of its time. The lovely marble foyer features whimsical stained glass and leads you to the comfortable and spacious principle rooms. The renovated kitchen features professional stainless steel appliances, oversized island and butler's pantry. Make your way to the bright sunken family room featuring a floor to ceiling stone encased fireplace and a fabulous library wall with sliding ladder. A formal living room with gas fireplace, formal dining room and powder bathroom complete the main floor. The upper floor features a large primary retreat, three additional bedrooms, family bathrooms including one ensuite and laundry room. The lower living level includes an additional family room, bedroom, bathroom with steam shower and wine cellar to house all your favourite vintages. Tasteful finishings throughout include crystal chandeliers, marble details, granite counter tops, and crystal door knobs. Additional features of the home include 2 new furnaces and hot water tank, double attached rear garage, additional outdoor parking and a beautiful private south-facing back yard with stone patio~ a location sure to be utilized all summer long. Enjoy the plethora of benefits of living just outside the downtown core with an easy commute and minutes to Princes' Island Park. The community itself boasts lush parks with walking paths and top area schools are within 10 minutes.**

Inclusions:  
Property Listed By:

**None  
Charles**

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











