



THE
A-TEAM

**RE/MAX
FIRST**

820 15 Street, Calgary T2N 2B2

MLS®#: **A2164697**

Area: **Hillhurst**

Listing Date: **09/19/24**

List Price: **\$850,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,708**
Low Sqft:
Ttl Sqft: **1,708**

DOM

9

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`8"
Family Room	Main	13`7" x 8`10"
Living Room	Main	12`0" x 12`1"
5pc Ensuite bath	Second	8`5" x 10`8"
Bedroom	Second	10`10" x 12`0"
3pc Bathroom	Basement	8`5" x 5`0"
Game Room	Basement	15`6" x 21`3"

Room	Level	Dimensions
Dining Room	Main	12`5" x 12`3"
Kitchen	Main	16`0" x 16`11"
4pc Bathroom	Second	8`6" x 5`0"
Bedroom	Second	10`6" x 12`5"
Bedroom - Primary	Second	12`0" x 13`2"
Bedroom	Basement	8`4" x 15`9"
Workshop	Basement	8`8" x 15`10"

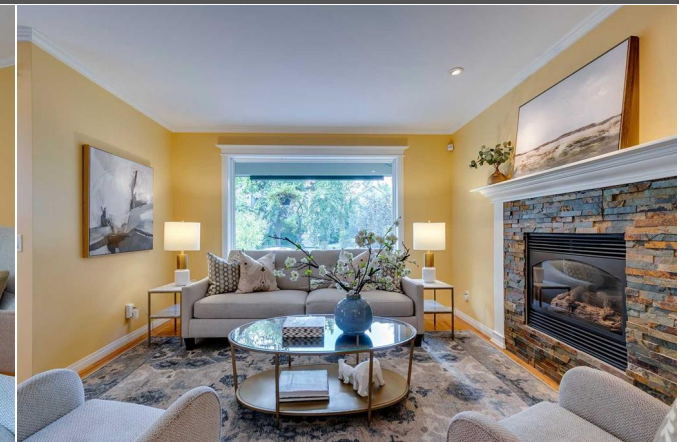
Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **9311905**

Remarks

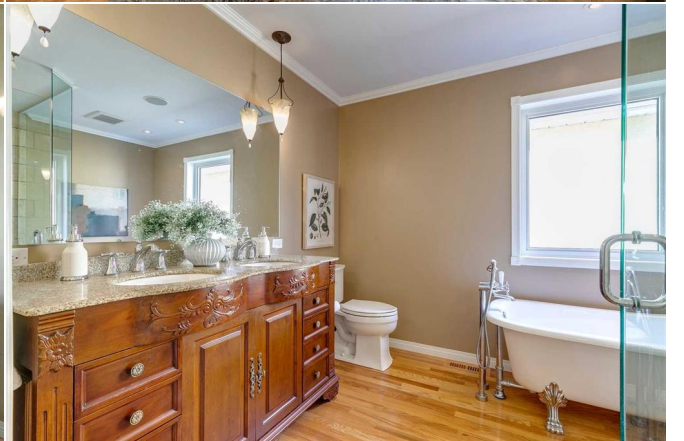
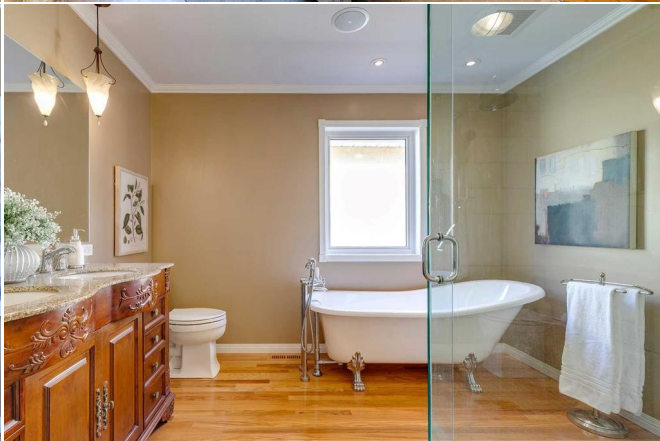
Pub Rmks: **Experience the charm of this delightful 1,708 square foot detached infill nestled in the vibrant Hillhurst neighborhood, just a stroll away from the lively Kensington Village shopping district. Extensively renovated by the current owners, the home underwent a thoughtful transformation in 2010, resulting in a lovely open concept design. The main floor features an inviting informal living room with a cozy fireplace that flows seamlessly into a spacious dining area, complemented by a fantastic galley kitchen adorned with granite countertops, an island, abundant cabinetry, and stainless steel appliances, including an induction stove and a newer Miele dishwasher. Rich hardwood flooring graces the entire home, extending up the staircase to the second level (with the exception of the bedrooms). Upstairs, you'll discover three generous bedrooms. The primary suite is particularly spacious, boasting a beautifully renovated ensuite equipped with a clawfoot soaker tub, dual sinks, and a large shower. The other two bedrooms are also comfortably sized, and the upstairs storage/linen closet is conveniently plumbed for laundry. The basement received a makeover in 2015, showcasing a roomy family room with a dry bar (which can easily be converted into a wet bar), a guest room, a bathroom, a laundry room, and additional storage. An exterior side entrance offers the potential of creating a suite from this space. In 2021, most windows were replaced with high-quality Pella windows, ensuring both beauty and efficiency. The roof shingles were redone approximately eight years ago, and the vinyl siding has been replaced and beautifully painted with customized Spray-Net finish. Outdoor living is a true highlight, with inviting spaces in both the front and back yards. Enjoy the warm western sun in the evenings on the charming front patio, or relish the tranquil mornings in your private backyard retreat. This space features a unique two-tiered terrace, complete with elegant IPE wood decking, a soothing hot tub and a stone patio surrounded by lush landscaping, which features a hand-carved teak door. An automatic irrigation system ensures both the front and back gardens thrive effortlessly. This lovely home is truly a must-see!**

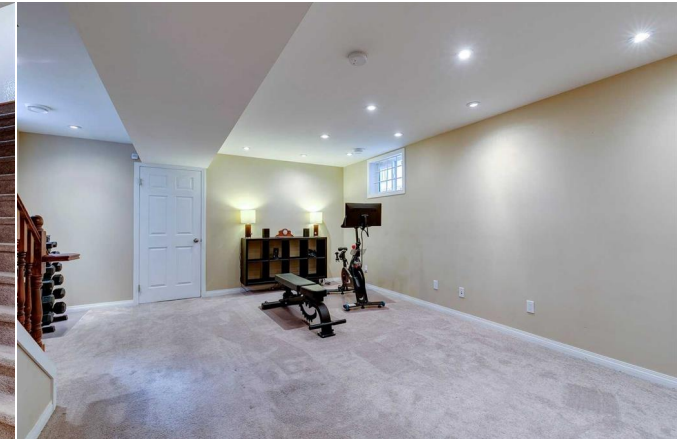
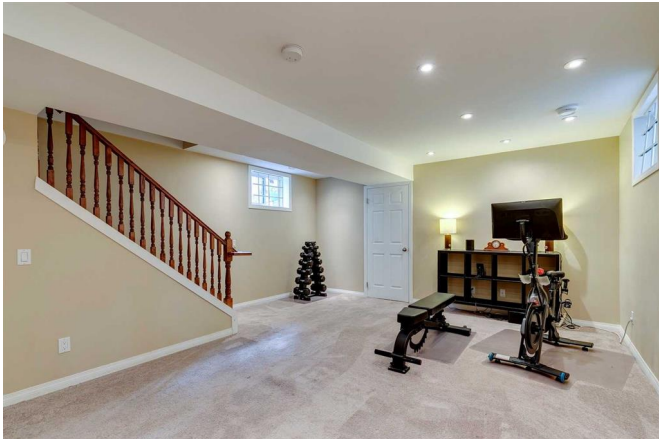
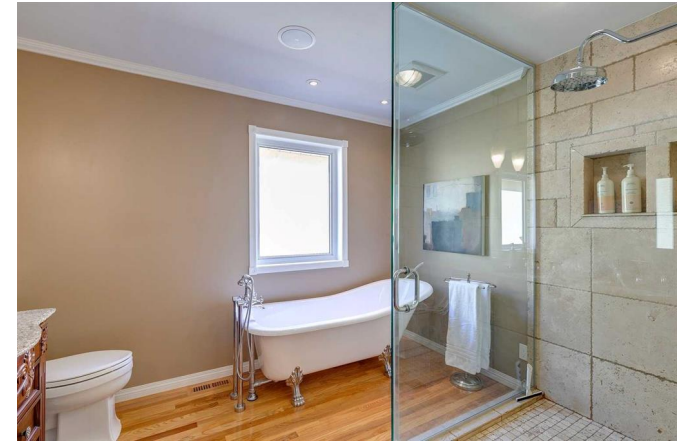
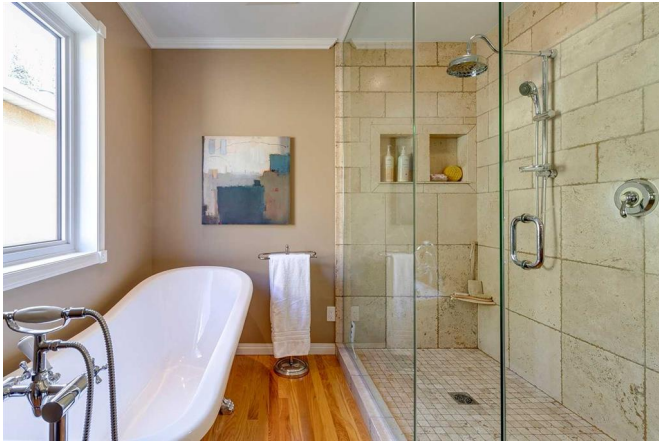
Inclusions: **2 Person Hot Tub, Submersible Pump, Sonos Sound System, Refrigerator in Basement, Small Freezer in Basement**
 Property Listed By: **Real Estate Professionals Inc.**

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











820 15 St NW, Calgary, AB

Main Floor Exterior Area 843.03 sq ft
Interior Area 776.00 sq ft



PREPARED: 2024/09/19



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 864.90 sq ft
Interior Area 795.13 sq ft



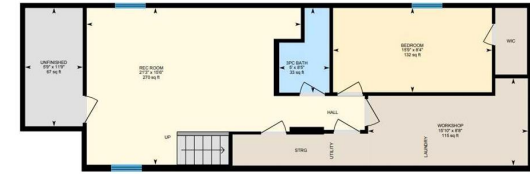
PREPARED: 2024/09/19



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Basement (Below Grade) Exterior Area 819.57 sq ft
Interior Area 753.15 sq ft



PREPARED: 2024/09/19



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