



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 15 Street, Calgary T2N 2A7**

MLS®#: **A2170662**

Area: **Hillhurst**

Listing Date: **10/03/24**

List Price: **\$995,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1911**

Finished Floor Area

Abv Sqft: **1,567**

Low Sqft:

Ttl Sqft: **1,567**

Lot Information

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

Lot Shape:

DOM

**26**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 0)**

Style: **1 and Half Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

Construction: **Cedar,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Dry Bar,French Door,Granite Counters,High Ceilings,Kitchen Island,Steam Room,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>13`4" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`5" x 8`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>21`3" x 17`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>25`0" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`6" x 7`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 9`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`10" x 5`2"</b>	<b>Storage</b>	<b>Basement</b>	<b>15`3" x 13`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`5" x 7`8"</b>	<b>Office</b>	<b>Upper</b>	<b>13`6" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

6219L

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Open House Next Saturday Oct. 19th. 2:00-4:00pm.As featured and highlighted in Calgary's Avenue Magazine! This home is one of a kind and unlike any other home you will ever come across. Enjoy an experience and a welcoming surprise from the very first moment you step in through the entrance. Delight your guests within this luxurious 1.5 Storey bungalow style located in one of Calgary's thriving top inner city neighbourhoods situated in a prime yet peaceful location at the heart of Kensington. This modern, newly reconstructed home is only a few blocks away from one of Calgary's most frequented nightlife locations, a variety of bakeries, deli's, shops and restaurants, across the river from the Downtown CityCentre, the cherished Bow River Pathways, Queen Elizabeth School, The Southern Alberta Institute of Technology, The Alberta University of the Arts, The Southern Jubilee Auditorium and the children's much loved Riley Park. Discover this unique Masterpiece that immerses you in a world of humble elegance, history and modern comfort. This beautiful home welcomes you with character of a quaint exterior and immediately wows upon entrance with high vaulted ceilings, illuminated open riser stairs and an unexpected luxurious space. Surprise your family and guests in style and comfort with memorable evenings in your private back yard, perfect for entertaining as well as a brand new double car garage. Highlights include a large and unique Lofted space that can be utilized as a Master Bedroom or an Exceptional Entertainment/Tv/Bonus room with 2 additional spacious bedrooms and 2 full bathrooms on the main. Enjoy additional features of Full Height Italian Tiles, a steam shower, in floor heating and the extra touch of a towel warmer in the master bathroom. Enjoy the longevity of high quality granite, high quality insulation throughout, and the durability of Hardie siding Exterior. This property comes with everything new from the brand new deck, front porch, new roof, double car garage, fence, furnace, water heater, electrical, and plumbing. If you're looking for a piece of architectural art to call home, this a must see! Book your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Solutions**

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











