



THE
A-TEAM

**RE/MAX
FIRST**

425 15 Street, Calgary T2N 2B1

MLS®#: **A2182947** Area: **Hillhurst** Listing Date: **12/12/24** List Price: **\$900,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,700**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,369 sqft** Ttl Sqft: **1,700**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Wood**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Range Hood,Refrigerator**
 Int Feat: **Granite Counters,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 16`7"	Dining Room	Main	11`0" x 12`0"
Kitchen	Main	7`10" x 16`6"	Breakfast Nook	Main	8`5" x 11`0"
Mud Room	Main	3`6" x 5`0"	Bedroom - Primary	Upper	12`0" x 15`0"
Bedroom	Upper	9`0" x 12`0"	Bedroom	Upper	10`5" x 12`5"
Laundry	Upper	3`2" x 5`3"	Game Room	Basement	12`6" x 26`9"
Bedroom	Basement	10`5" x 12`1"	2pc Bathroom	Main	
4pc Bathroom	Upper		5pc Ensuite bath	Upper	

3pc Ensuite bath

Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6219L

Remarks

Pub Rmks: **OPEN HOUSE SAT DEC 14TH 1-3! Nestled in the vibrant community of Hillhurst, this beautiful home is sure to captivate from the moment you step inside. The spacious living room, complete with a cozy wood-burning fireplace, flows seamlessly into the attached dining area, creating an inviting space for gatherings. The kitchen is a chef's dream, boasting an abundance of cabinets, expansive granite countertops, stainless steel appliances, and a generous workspace. Gleaming hardwood floors extend throughout the main level, including a charming breakfast nook with serene backyard views. Upstairs, you'll find three well-appointed bedrooms, all featuring hardwood flooring. The primary suite includes a private 4-piece ensuite, while a stylishly tiled 4-piece main bathroom serves the additional bedrooms. The fully developed basement offers a versatile family room, an additional bedroom, and another 3-piece ensuite, providing ample space for guests or a growing family. Outdoors, the private backyard is a tranquil retreat, complemented by a large detached double garage. Located just steps from Hillhurst's trendy coffee shops, boutique shopping, SAIT, and with quick access to downtown, this home offers an unbeatable lifestyle in one of Calgary's most sought-after neighborhoods. Don't miss your chance to see it for yourself!**

Inclusions:
Property Listed By:

**Central Vacuflo as is condition
eXp Realty**

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













