



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**727 15 Street, Calgary T2N 2B3**

MLS®#: **A2204269**

Area: **Hillhurst**

Listing Date: **03/21/25**

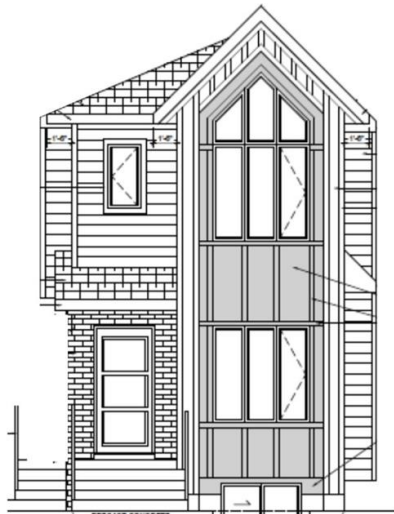
List Price: **\$1,690,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

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

Access:

Lot Feat: **Back Lane,Cleared,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,231**

Low Sqft:

Ttl Sqft: **2,231**

DOM

**15**

Layout

Beds: **5 (3 2 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

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

Construction: **Brick,Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Freezer,Gas Range,Range Hood,Refrigerator**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Soaking Tub,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u><br>Legal/Tax/Financial | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|------------------------------------|--------------|-------------------|
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Title: **Fee Simple**  
 Legal Desc: **6219L**

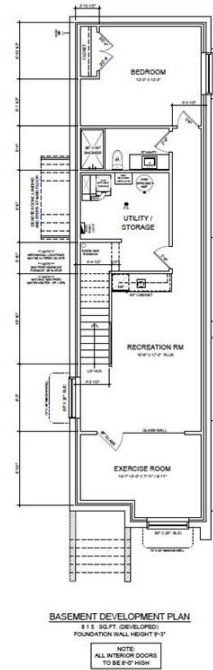
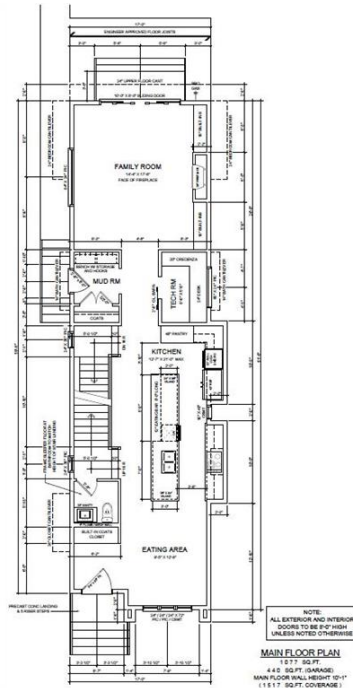
Zoning: **R-CG**

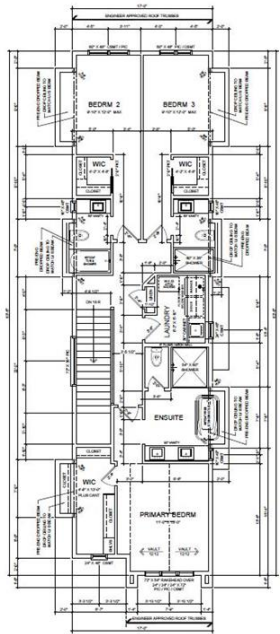
Remarks

Pub Rmks: **This brand new home in the heart of Hillhurst is ideally located, and encompasses premium finishings guaranteed to take your breath away. Expected Completion September 2025, with ample opportunity to customize to your taste and distinct vision. This meticulously crafted modern 2-storey residence is adorned with luxury finishings and exceptional upgrades. Professionally designed and executed by an experienced builder that prioritizes a functional floorplan first, with beautiful aesthetics that truly elevate it to the next level. Consisting of 4 bedrooms, 4.5 bathrooms and 2,231 SF Above Grade, this home has endless space to live and entertain. Flooded by huge windows, engineered hardwood, and an elegant tile fronted gas fireplace in the main level family room. The layout seamlessly transitions from room to room, with spectacular light fixtures and versatile built-in features. The kitchen comes equipped with moody granite counters, a spacious island, and modern, panel-ready appliances. Ascend the well-lit staircase to find three expansive bedrooms, all of which include walk-in closets with accompanying organizers and dedicated ensuites. The primary bathroom includes a soaker tub, steam shower and dual vanities. The convenient upper level laundry room includes a sink and folding station for maximum optimization of space. Down in the lushly carpeted 9ft ceiling basement you will find in floor hydronic heat, a huge recreation space perfect for entertaining or using as a family chill zone, and a sizeable home gym. Situated in a beautiful inner city community steps from Kensington Village, endless greenspaces, and a quick walk to the extensive river pathway nearby. With access to stunning natural scenery nearby and amenities, walk or bike to a countless selection of local eateries and popular shopping opportunities. Get to Downtown Core in minutes. Current RMS measurements as per builder plans and will be updated accordingly. Come visit the Show Suite located at 3438 Parkdale Blvd NW until April 17th 2025 to get a sense of the finishings up close and in person!**

Inclusions: **Dishwasher, Oven, Refrigerator, Freezer, Range, Range Hood, Garage Controls**  
 Property Listed By: **CIR Realty**

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





UPPER FLOOR PLAN  
11.4' 00" FT.  
UPPER FLOOR WALL HEIGHT 9'-11"



