

\$1,100,000 - 620 15 Street Nw, Calgary

MLS® #A2220986

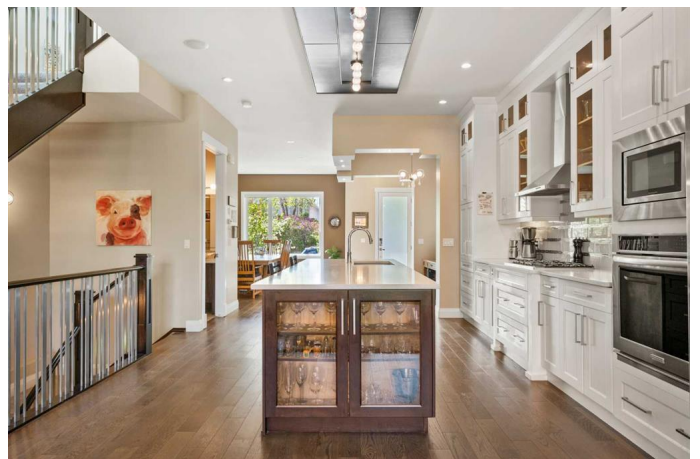
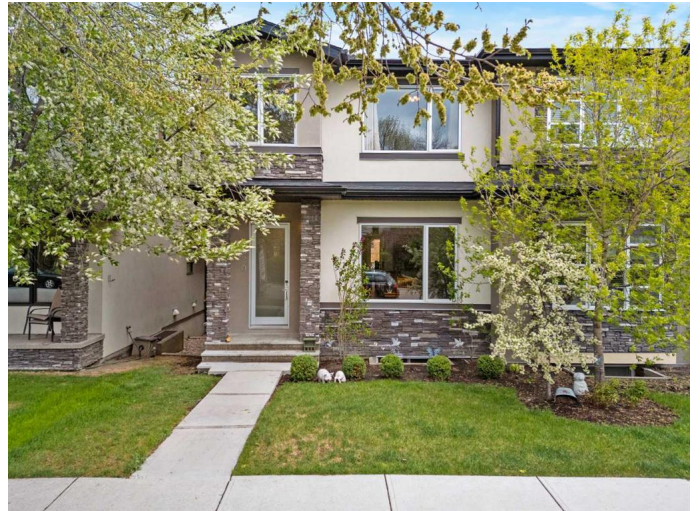
\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,132 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Welcome to this stunning 2 storey infill nestled on a quiet street in sought-after Hillhurst, just steps from the vibrant energy of Kensington and its top-tier restaurants and shops. This exquisite 3+1 beds, 3.5 baths residence blends modern sophistication with timeless comfort, offering over 3,100 sq.ft. of thoughtfully designed living space. The gourmet kitchen is a chef's dream, featuring caesar stone counters, a 5-burner gas cooktop, chimney hood fan, full-height cabinetry with elegant glass feature panels, built in oven and microwave, and a large centre island with generous storage at both ends, perfect for entertaining. The spacious great room is anchored by a cozy fireplace and includes a charming nook that opens onto an elevated deck, ideal for morning coffee or evening wine. A formal dining area and a stylish 2-piece bath complete the main floor. Upstairs, enjoy a versatile loft landing, a full laundry room with a sink, and 3 spacious bedrooms. The primary retreat is a true oasis, boasting its own private balcony, a walk-in closet with custom built-ins, and a spa-inspired ensuite with luxurious tile, dual vanities, and a soaker tub. The fully finished walkout basement is truly one-of-a-kind, featuring a recreation room with wet bar, brand new LVP flooring, space for a pool table, and a second fireplace. Down the hall you will find a full bath, and a fourth bedroom with a walk-in closet, ideal for guests or a home office. Central AC and a double detached garage equipped with



an additional 100 amp panel to complete this home. Enjoy the convenience of the prime inner-city location close to parks, schools, river pathways, and transit. Donâ€™t miss your chance to view this gem in Hillhurst â€“ book your private tour today!

Built in 2013

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2220986 |
| Price | \$1,100,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,132 |
| Acres | 0.08 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 620 15 Street Nw |
| Subdivision | Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 2A9 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Electric, Living Room |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Few Trees, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 17th, 2025 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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