

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

MLS® #A2220986

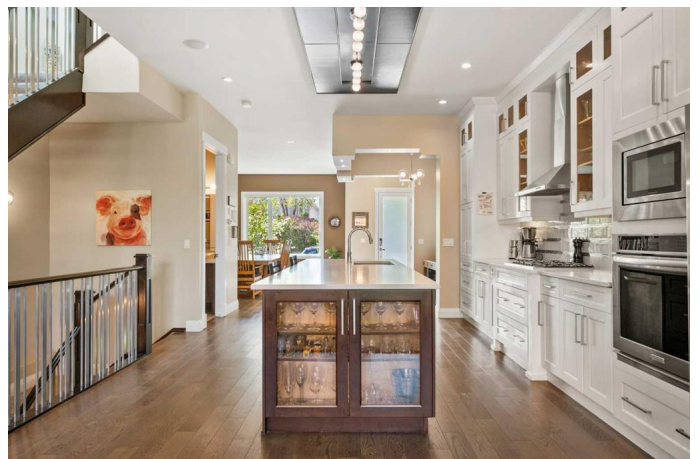
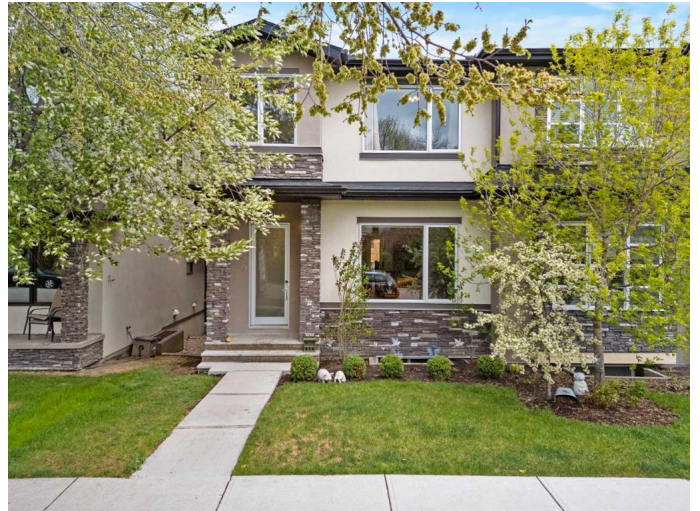
**\$1,100,000**

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, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Skylight(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
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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