

# \$899,900 - 722 15 Street Nw, Calgary

MLS® #A2239728

**\$899,900**

2 Bedroom, 1.00 Bathroom, 946 sqft

Residential on 0.15 Acres

Hillhurst, Calgary, Alberta

Attention developers and builders, this is a rare chance to acquire a premium 50' x 134' lot (without any Restrictive Covenants on title) in one of Calgary's most sought after inner-city neighbourhoods. Situated on a quiet, tree lined street just steps from the vibrant Kensington district, this property offers exceptional redevelopment potential in an area known for its walkability, strong resale values, and access to top tier amenities. The lot's generous dimensions and sunny backyard provide a versatile foundation for a wide range of build options, whether you're planning a custom luxury home or duplex. The flat site with rear lane access further enhances the development possibilities, allowing for efficient site planning and optimal garage placement. Surrounded by a mix of character homes and new infills, this property is located within the area's strong community presence and ongoing revitalization making it a prime spot to build. The incredible lot represents a rare combination of size, location, and potential. Opportunities like this are becoming increasingly scarce in Hillhurst. Secure your stake in this high demand, amenity rich community and bring your next infill project to life.

Built in 1946

## Essential Information

MLS® #

A2239728



Price	\$899,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	946
Acres	0.15
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	722 15 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2B2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Storage
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert
Has Basement	Yes
Basement	Crawl Space, Unfinished, See Remarks

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Lawn, Level, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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