

# \$1,249,900 - 418 15 Street Nw, Calgary

MLS® #A2250530

**\$1,249,900**

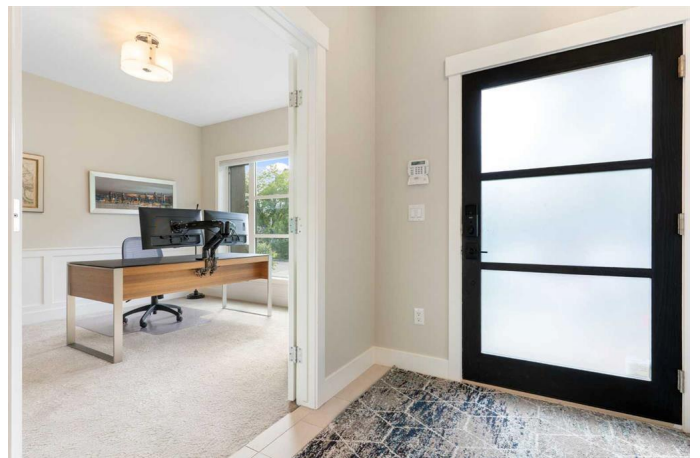
4 Bedroom, 4.00 Bathroom, 2,211 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY AUGUST 24**

**FROM 1-3PM\*\*** Welcome to this rare offering in the heart of Hillhurst, where timeless charm meets modern design. Boasting over 3,000 square feet of beautifully developed living space, this fully finished two-storey home offers four bedrooms, three and a half bathrooms, and the perfect balance of indoor comfort and outdoor living. Situated on a deep walkout lot, the property allows for a generous upper deck, a covered lower patio, a flat grassy backyard with mature trees, and a double detached garage. From the moment you step inside, you'll appreciate the thoughtful layout and natural light that floods through the home. A spacious office sits just off the front entry, complete with built-ins and a large west-facing window. The kitchen is designed for both family living and entertaining, featuring a large island, walk-in pantry, custom cabinetry, and high-end appliances including a Miele dishwasher, Samsung fridge with dual ice maker, and Dacor gas range, oven, and microwave. The living area showcases a striking fireplace framed by custom built-ins, along with a wall of east-facing windows and patio doors that open to the back deck. Upstairs, the primary suite feels like a private retreat with its spa-inspired five-piece ensuite including a steam shower, along with a spacious walk-in closet featuring custom built-ins. A loft area overlooks the stairwell, and two additional bedrooms are complemented by a full bathroom. The walkout



lower level expands your living space with a large recreation area, a second fireplace, a fully finished wet bar with bar fridge, a gym/flex room with Murphy bed, a fourth bedroom, and a full bathroom. The lower level walks out to a covered patio and the landscaped backyard surrounded by mature trees. This home is filled with premium upgrades including permanent Pixel outdoor feature lighting, air conditioning, water softener, radon mitigation system, and a Samsung AI washer and dryer. It is completely turn-key and ready for new owners. Set on a tree-lined street with paved alley access, this home is surrounded by the best of inner-city living. Hillhurst is one of Calgary’s most sought-after communities, offering a welcoming neighbourhood feel while being only minutes from downtown—you can even walk there. Stroll to the shops and restaurants of Kensington or 19th Street, enjoy easy access to the Bow River pathways, and take advantage of being within walking distance to Queen Elizabeth School. Opportunities like this are incredibly rare in Hillhurst. This home truly combines the size, finish, location, and lifestyle that buyers dream of.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250530    |
| Price          | \$1,249,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,211       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 418 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 Faces Rear |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener                                                             |
| Heating           | Forced Air                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                                           |
| Fireplaces        | Basement, Gas, Living Room, Mantle, Tile                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                    |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                                   |

### Additional Information

Date Listed August 21st, 2025

Days on Market 1

Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

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