

**15, 1359 69 Street SW**  
**Calgary, Alberta**

**MLS # A2215534**



**\$1,499,900**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,160 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, N		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to one of Calgary's most extraordinary properties—an elegant, stately-style townhome nestled in a quiet, gated community on the westhill. Backing onto a lush green space with no rear neighbours, this rare gem offers 5367 sq ft of impeccably finished living space across three stunning levels. Soaring ceilings and oversized windows fill the home with natural light, showcasing rich hardwood and marble flooring, custom built-ins, and timeless architectural details throughout. With three spacious bedrooms and four beautifully appointed bathrooms, including a luxurious primary suite with a spa-inspired ensuite and a boutique-style walk-in closet, this home blends comfort with sophistication. The main floor features a formal living room, private home office, and a chef's kitchen with granite counters, high-end appliances, and a generous island perfect for entertaining. Upstairs, two oversized bedrooms each enjoy their own walk-in closets and easy access to a full bath. The walkout lower level is an entertainer's dream, offering a sprawling family room, exercise space, and a show-stopping full entertainment bar. A heated double attached garage, gated access, outdoor Gemstone lighting, and low-maintenance landscaping complete this one-of-a-kind offering. This is a truly exceptional home for those who appreciate space, elegance, and an unparalleled setting.