

702 15 Street NW
Calgary, Alberta

MLS # A2287808



\$825,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,523 sq.ft.	Age:	1911 (115 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: N/A

Welcome to this wonderful and charming home located on a corner lot steps away from Kensington. Walking in, you'll immediately be immersed in the character as you see BEAUTIFUL MAPLE HARDWOOD FLOORS that grace the main and upper level. On the main floor there is a spacious living room, dining room with a fireplace and a GREAT OFFICE. The NEWLY RENOVATED KITCHEN features quartz countertops, a GAS STOVE, a large fridge, dishwasher and even a BUTLER'S PANTRY or additional storage space for your kitchen items. The second floor features a BRAND NEW BATHROOM, three bedrooms with one bedroom having a rare balcony overlooking your backyard as well as the downtown skyline. The basement is fully developed recently with its own bathroom/laundry room, a bedroom as well as a spacious entertainment room for your family and friends! The NEW FURNACE was replaced just last year, so you won't have to worry about any related expenses for years to come. The backyard is perfect for entertaining guests and low maintenance with the ARTIFICIAL GRASS, gorgeous PERGOLA and firepit and even additional storage attached to the house! The detached double garage is in the rear of the house and provides additional storage on the wooden shelves! Friendly, warm and inviting, Hillhurst is the perfect neighbourhood for young professionals with its proximity to Riley Park and downtown. This house can be yours soon so don't delay and come see it today.