

**724 15 Street NW**  
**Calgary, Alberta**

**MLS # A2330379**



**\$1,299,900**

|                  |                                                                     |               |                  |
|------------------|---------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Hillhurst                                                           |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                  |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                     |               |                  |
| <b>Size:</b>     | 2,222 sq.ft.                                                        | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4                                                                   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                              |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                           |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |               |                  |

|                    |                                             |                   |      |
|--------------------|---------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stone, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Located on a quiet street in the inner-city community of Hillhurst, this brand new 3 +1 bedroom home, built by D & M Custom Homes, offers over 3200 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area with ample space to host family & friends & kitchen that's beautifully finished with quartz counter tops, large island/eating bar, plenty of storage space & high-end appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching feature fireplace & built-ins. An office is tucked away just off the foyer, providing a perfect home office setup space. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 spacious bedrooms, all with walk-in closets & private ensuites. The primary retreat boasts his & hers walk-in closets & a posh 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. A laundry room with sink & storage add to everyday convenience. Basement development includes a spacious family/media room with wetbar, flex room (perfect for a home gym area), fourth bedroom with walk-in closet & 4 piece bath. Outside, enjoy the back yard with deck & access to the double detached garage. This stunning home is located just steps to beautiful Riley Park & close to scenic Bow River pathways, West Hillhurst Community Association, trendy Kensington, schools, SAIT, U of C, shopping & walking distance to the downtown core. Completion of this home is scheduled for fall 2026!