

# \$2,999,900 - 1107 15 Street Nw, Calgary

MLS® #A2227066

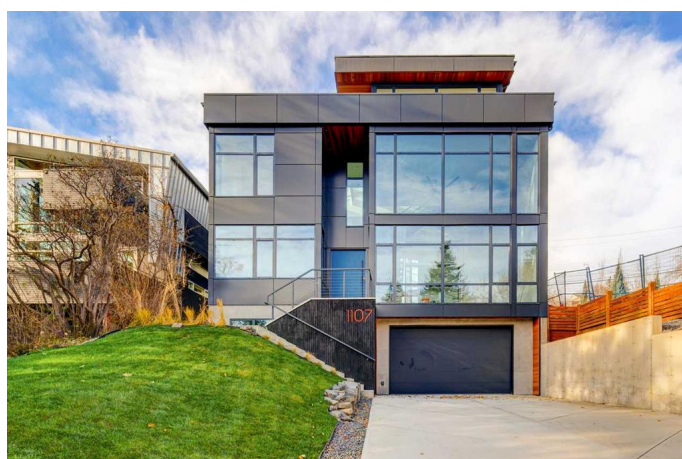
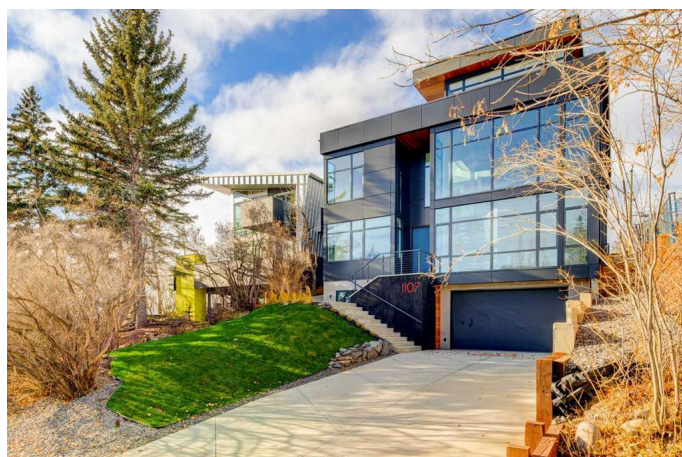
**\$2,999,900**

4 Bedroom, 3.00 Bathroom, 4,462 sqft

Residential on 0.17 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to this stunning Scandinavian modern home. This eye-catching property is set high on a hillside location, taking full advantage of spectacular city views with abundant high-end triple-glazed windows. Boasting stunning curb appeal, fully landscaped and accented with high-end aluminum composite panelling. Enter through the Oversized 5' x 9' pivot door and marvel at the jaw-dropping, soaring 23-foot high ceilings. This remarkable room features a Stuv Belgian wood-burning fireplace with San Marco Italian plaster and gorgeous recessed wood storage. On warm spring and summer days, cool off with the massive 14-foot "Big Ass Fan" or open the "nano wall" to the gorgeous west-facing backyard. This comes fully landscaped with an abundance of trees for privacy. There is an amazing library and lounge that features a stunning 16-foot built-in bookshelf with a sliding ladder. Centred in the home is a live planter garden, truly bringing natural beauty into this light and airy home. The kitchen is a chef's dream, with 12-foot ceilings and a massive centre island topped with elegant quartz countertops. The Denca European cabinetry surrounds the top-of-the-line Wolf and Sub-Zero appliances. The open-rise mono-stringer central staircase is an absolute work of art. Featuring commercial-grade 19mm tempered glass railings paired with solid wood treads that showcase meticulous craftsmanship. There is a total of 4 bedrooms and 3.5 bathrooms. The



top floor is the primary bedroom retreat, with a luxurious spa ensuite featuring heated floors and Grohe thermostatic shower faucets. Here you have the best of both worlds with remote-controlled ghost windows for the utmost privacy and stellar views when desired. With downtown views from every floor and an oversized flat yard leading to an expansive deck, this exceptional home seamlessly blends indoor and outdoor living. It has a massive 5-car attached garage with room for a lift and plenty of storage options throughout. This stunning property is perfect for those who appreciate the finest details and an unparalleled lifestyle. A great location on a mature tree-lined street in this sought-after community, just moments from Kensington, downtown, Calgary transit and boutique shopping.

Built in 2025

**Essential Information**

MLS® #	A2227066
Price	\$2,999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	4,462
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	1107 15 Street Nw
Subdivision	Hounsfield Heights/Briar Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2B5

### Amenities

Parking Spaces	5
Parking	Quad or More Attached
# of Garages	5

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Gas Stove, Microwave, Range, Range Hood, See Remarks, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Garden, Lighting, Private Yard
Lot Description	See Remarks
Roof	Flat Torch Membrane
Construction	Aluminum Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	RC-G

### Listing Details

Listing Office	Real Broker
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