

\$3,000,000 - 1107 15 Street Nw, Calgary

MLS® #A2198155

\$3,000,000

4 Bedroom, 4.00 Bathroom, 3,460 sqft

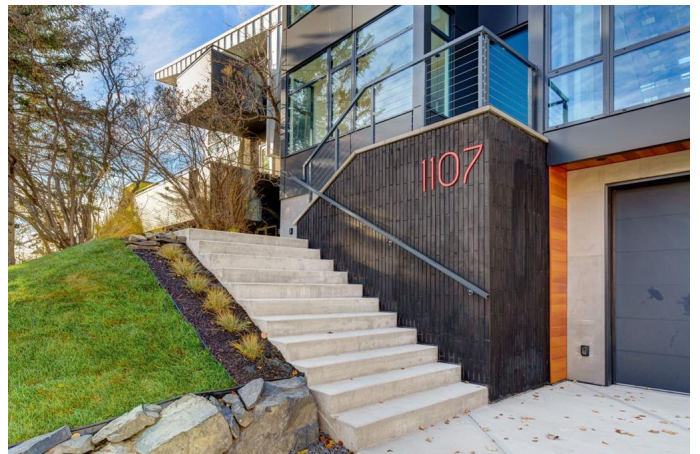
Residential on 0.17 Acres

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 stunning 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 5'6" 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 4.5 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® # | A2198155 |
| Price | \$3,000,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,460 |
| 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 | T2N 2B5 |

Amenities

| | |
|----------------|---------------------------------|
| Parking Spaces | 9 |
| Parking | Driveway, 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, Freezer, Refrigerator, Built-In Range |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Garden, Lighting, Private Yard |
| Lot Description | Landscaped |
| Roof | Flat Torch Membrane |
| Construction | Aluminum Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 39 |
| Zoning | RC-G |

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.