

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

MLS® #A2198155

**\$3,000,000**

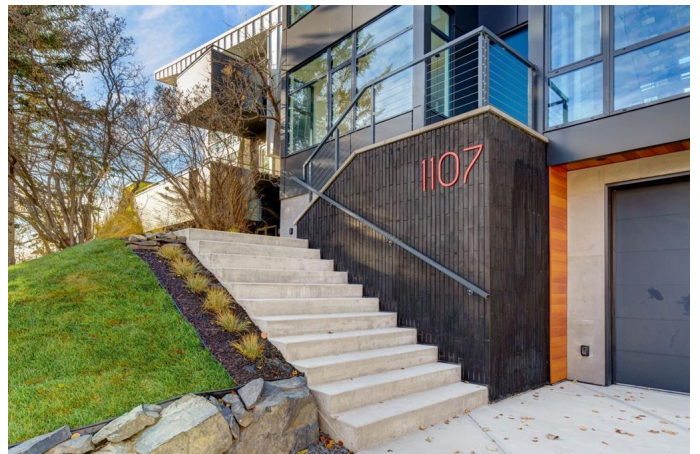
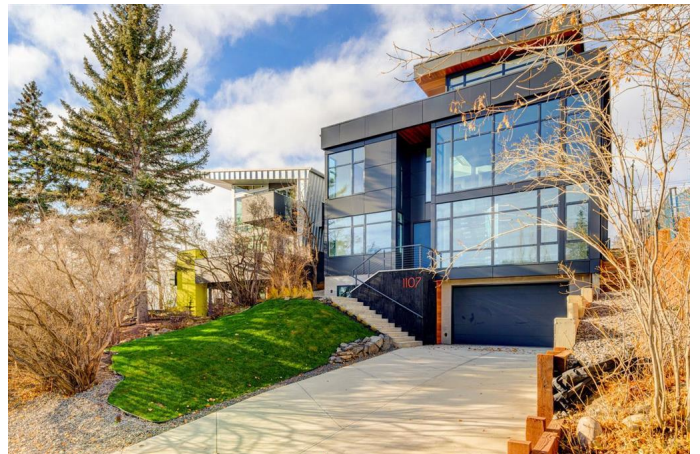
4 Bedroom, 4.00 Bathroom, 3,460 sqft  
Residential on 0.17 Acres

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' 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 "enano 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 Hounsfeld 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 2  
Zoning RC-G

### Listing Details

Listing Office

Real Broker

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