

# \$599,000 - 222 15 Street Nw, Calgary

MLS® #A2204666

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,318 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

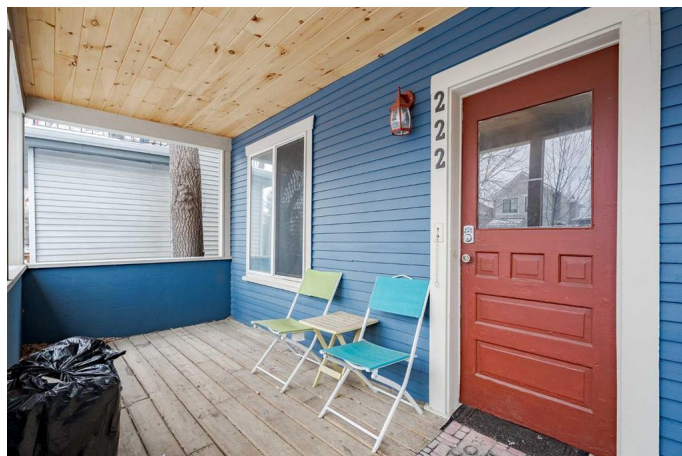
Tucked into the heart of Hillhurst, this extra-deep 25â€™ x 135â€™ lot is an incredible opportunity in one of Calgaryâ€™s most sought-after neighborhoods. Just steps from Kensingtonâ€™s shops, restaurants, and cafés and minutes from downtownâ€”this location is hard to beat.

The existing 1912 home features two separate living spaces, offering rental potential while you plan for the future. Whether youâ€™re looking to renovate, rebuild, or invest, this property is full of possibilities. Opportunities like this donâ€™t come up oftenâ€”donâ€™t miss your chance to be part of this vibrant, established community!

Built in 1912

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204666    |
| Price          | \$599,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,318       |
| Acres          | 0.08        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 222 15 Street Nw |
| Subdivision | Hillhurst        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N2A7           |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer Stacked, Electric Range |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Full, Unfinished                                               |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 24               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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