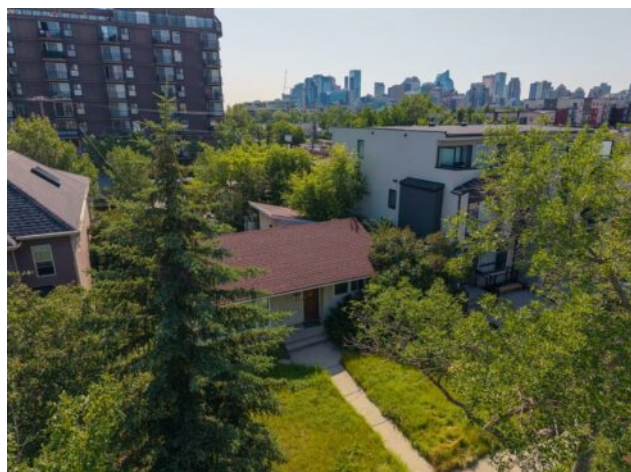


**722 15 Street NW**  
**Calgary, Alberta**

**MLS # A2239728**



# \$899,900

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Lawn, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** n/a

Attention developers and builders, this is a rare chance to acquire a premium 50' x 134' lot (without any Restrictive Covenants on title) in one of Calgary's most sought after inner-city neighbourhoods. Situated on a quiet, tree lined street just steps from the vibrant Kensington district, this property offers exceptional redevelopment potential in an area known for its walkability, strong resale values, and access to top tier amenities. The lot's generous dimensions and sunny backyard provide a versatile foundation for a wide range of build options, whether you're planning a custom luxury home or duplex. The flat site with rear lane access further enhances the development possibilities, allowing for efficient site planning and optimal garage placement. Surrounded by a mix of character homes and new infills, this property is located within the area's strong community presence and ongoing revitalization making it a prime spot to build. The incredible lot represents a rare combination of size, location, and potential. Opportunities like this are becoming increasingly scarce in Hillhurst. Secure your stake in this high demand, amenity rich community and bring your next infill project to life.