# \$1,341,600 - 2307 13 Street Nw, Calgary

MLS® #A2183106

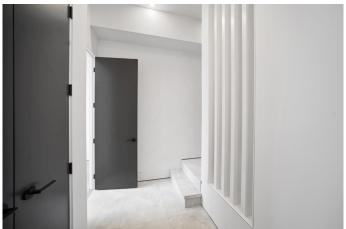
\$1,341,600

3 Bedroom, 4.00 Bathroom, 2,238 sqft Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Nestled in the family-friendly community of Capitol Hill, this impeccably built property is a masterpiece of architectural excellence by Jackson McCormick and Paul Lavoie Interior Design. With over 2230sq ft of luxurious living space, this 3-bedroom, 3.5-bath home is a rare find where no detail has been overlooked. Immerse yourself in a park-like setting with breathtaking east views from the rooftop patio. This exquisite outdoor space, featuring a green roof vegetation system and wired for a hot tub, offers a serene retreat to bask in the sun from dawn to dusk. The home is bathed in natural light, accentuating the gorgeous hardwood floors that flow throughout all levels. Upon entry, be greeted by a versatile space perfect for a home office or additional bedroom, complete with a 3pc ensuite. The main level boasts an inviting open-concept kitchen, featuring sleek cabinetry, a built-in pantry with pull-outs, quartz countertops, an expansive center island, and a high-end Fisher & Paykel appliance package. A glass-enclosed wine cellar adds a touch of sophistication. Step out to a spacious patio with a BBQ line, overlooking the tranguil parkâ€"ideal for morning coffees and alfresco dining. The generous dining room is enhanced by a modern slat wall design and is perfect for hosting elegant gatherings. It flows seamlessly into a grand living area, where a fireplace invites you to unwind with a glass of wine and a good book. Central air conditioning ensures year-round comfort. The upper level is a haven







of luxury, featuring the primary bedroom with a custom walk-in closet and built-in shelving. The opulent 5pc ensuite includes his and her sinks, a soaker tub, and a glass-enclosed shower with a bench. An additional primary bedroom also has a beautifully appointed 5 pc ensuite bathroom, while a convenient laundry room with ample shelving completes this level. The attached double-car garage offers secure parking and a heated driveway for added convenience. This unit has been designed for the addition of an elevator if you so choose. Located minutes from downtown, the University of Calgary, shops, restaurants, and local schools, this home is perfectly positioned for both tranquility and accessibility. Don't miss the opportunity to live in this bespoke property in Capitol Hill, where luxury meets a serene park-like setting in perfect harmony.

#### Built in 2022

#### **Essential Information**

MLS® # A2183106

Price \$1,341,600

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,238

Acres 0.00

Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 2307 13 Street Nw

Subdivision Capitol Hill

City Calgary
County Calgary
Province Alberta
Postal Code T2M 1T8

#### **Amenities**

Amenities Snow Removal

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub,

Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Range, Microwave, Range Hood, Refrigerator, Washer

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane Roof Asphalt

Construction Brick, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed December 20th, 2024

Days on Market 120
Zoning M-CG

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.