



THE
A-TEAM

**RE/MAX
FIRST**

2309 13 Street, Calgary T2M 1T8

MLS®#: **A2118206**

Area: **Capitol Hill**

Listing Date: **04/19/24**

List Price: **\$1,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **10,656 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,273**
Low Sqft:
Ttl Sqft: **2,273**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Flat**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`9" x 11`4"
Living Room	Main	18`1" x 10`2"
Wine Cellar	Main	4`7" x 2`0"
Bedroom	Lower	11`0" x 9`7"
Bedroom	Upper	10`1" x 9`10"
2pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`6" x 12`2"
Laundry	Upper	7`6" x 3`7"
Bedroom - Primary	Upper	12`7" x 10`6"
Bedroom	Upper	10`3" x 9`11"
5pc Ensuite bath	Upper	
5pc Bathroom	Upper	

3pc Ensuite bath		Lower	Legal/Tax/Financial	
Condo Fee: \$495		Title: Fee Simple Fee Freq: Monthly	Zoning: M-CG	
Legal Desc:		2011275	Remarks	
Pub Rmks:		Once in a lifetime opportunity to live on the Park. Nestled in the family friendly community of Capitol Hill, this impeccably built property with architecture by Jackson McCormick in conjunction with Paul Lavoie Interior Design, offers a spacious and stylish living space spanning over 2,270 sq ft with no details overlooked. Enjoy breathtaking east and west views on a rooftop patio that allows you to bask in the morning and afternoon sun all day. Adorned in natural light and showcasing gorgeous hardwood floors throughout all levels, you'll instantly see yourself living in this stunning property. Upon entry you'll be greeted with a bedroom option that can ideally function as a home office or gym and features a 3pc ensuite. The main level features an inviting open concept kitchen with sleek cabinetry, built-in pantry with pull-outs, quartz countertops, expansive centre island, high-end appliances, and a glass enclosed wine cellar. Located just off the kitchen is a balcony overlooking the park where you can enjoy morning coffees in a quiet and tranquil setting. A generous dining room is brought to life with an abundance of light from the large picture window and slatted wall, and is perfect for hosting large gatherings. The bright airy dining room seamlessly flows into a grand living area is enhanced by a gorgeous linear gas fireplace inviting you to curl up with a glass of wine and good book on a colder day. Upstairs, you'll find the primary bedroom complete with a luxurious and modern 5pc ensuite bathroom and a custom walk-in closet. The ensuite features his/her sinks, gorgeous soaker tub and glass enclosed shower with a bench. A convenient laundry room with ample shelving, as well as two additional bedrooms with a shared 5pc bathroom complete the level. The attached double car garage offers secure parking and features a heated driveway adding to your comfort. This property, along with the neighbouring units are roughed-in for elevator access. Immerse yourself in the natural beauty of this community all while being minutes from downtown, many shops, the University of Calgary, restaurants and many local schools.		
Inclusions:		N/A		
Property Listed By:		RE/MAX House of Real Estate		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











