2301 13 Street, Calgary T2M 1T8

MLS®#:	**A2145421**	Area:	**Capitol Hill**	Listing Date: **06/28/24**	List Price: **$1,488,000**
Status:	**Active**	County:	**Calgary**	Change: **None**	Association:**Fort McMurray**
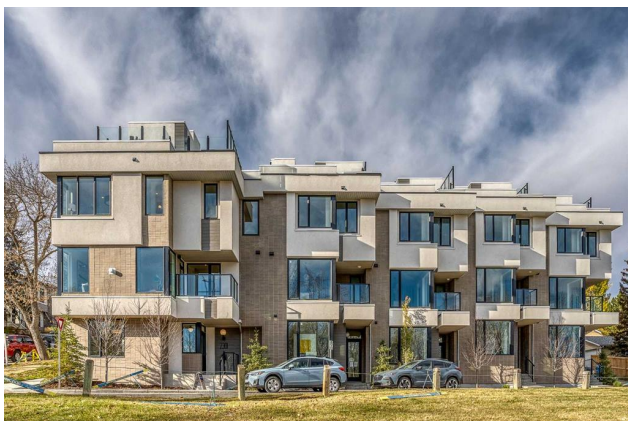
General Information
				DOM
Prop Type:	**Residential**			**145**
Sub Type:	**Row/Townhouse**			Layout
City/Town:	**Calgary**	Finished Floor Area		Beds: **4 (3 1)**
Year Built:	**2022**	Abv Sqft:	**2,372**	Baths: **3.5 (3 1)**
Lot Information		Low Sqft:		Style: **3 Storey**
Lot Sz Ar:		Ttl Sqft:	**2,372**	
Lot Shape:				Parking
				Ttl Park: **2**
				Garage Sz: **2**

Access:
Lot Feat: **Back Lane**
Park Feat: **Alley Access,Double Garage Attached,Enclosed,Garage Door Opener**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Fireplace(s),Forced Air,Natural Gas**		**Brick,Stucco**
Sewer:		Flooring:	
Ext Feat:	**Balcony,BBQ gas line**		**Hardwood,Tile**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer**
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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**14`6" x 13`3"**	**Dining Room**	**Main**	**17`5" x 9`11"**
Living Room	**Main**	**18`0" x 16`0"**	**Balcony**	**Main**	**9`0" x 5`6"**
Bedroom - Primary	**Upper**	**11`4" x 10`3"**	**Bedroom**	**Upper**	**9`7" x 9`5"**
Bedroom	**Upper**	**16`1" x 9`11"**	**Bedroom**	**Lower**	**10`6" x 10`5"**
2pc Bathroom	**Main**	**8`0" x 3`5"**	**5pc Ensuite bath**	**Upper**	**14`10" x 11`4"**
4pc Bathroom	**Upper**	**8`11" x 4`11"**	**3pc Bathroom**	**Lower**	**10`0" x 6`7"**

Condo Fee:	Title:	Zoning:
$450	**Fee Simple**	**M-CG**
	Fee Freq:	
	Monthly	

Legal Desc: **2311379**

Pub Rmks: **"BUILDERS HOLIDAY INCENTIVE OF $40,000 In FURNISHINGS or ELEVATOR SYSTEM in the units that can handle" 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 2,370 sq ft of luxurious living space, this 4-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 and west 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 gym, complete with a 3pc ensuite. A private elevator ensures seamless access to all floors, enhancing the bespoke living experience. 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 tranquil park, ideal for morning coffees and alfresco dining. The generous dining room, illuminated by a large picture window and enhanced by a modern slat wall design, is perfect for hosting elegant gatherings. It flows seamlessly into a grand living area, where an electric 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. Two additional bedrooms share a beautifully appointed 4pc 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. 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.**

Inclusions: **N/A**

Property Listed By: **Century 21 Bamber Realty LTD.**

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