



THE
A-TEAM

**RE/MAX
FIRST**

408 13TH STREET #3, Calgary T2N 1Z2

MLS® #: **A2163542** Area: **Hillhurst** Listing Date: **09/10/24** List Price: **\$1,150,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **2,105**
 Low Sqft:
 Ttl Sqft: **2,105**

DOM

38
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

**Back Lane,Back Yard,City Lot,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot,See Remarks,Views
 Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard,Storage**

Construction: **Cedar,Stucco,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Humidifier,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`0" x 5`7"
Kitchen	Main	18`8" x 10`7"
6pc Ensuite bath	Upper	14`6" x 9`6"
Laundry	Upper	6`6" x 9`3"
Walk-In Closet	Upper	11`4" x 9`3"
Bedroom	Third	11`1" x 9`3"

Room	Level	Dimensions
Dining Room	Main	9`11" x 13`3"
Living Room	Main	13`9" x 13`3"
Den	Upper	12`0" x 11`8"
Bedroom - Primary	Upper	13`0" x 14`5"
3pc Bathroom	Third	5`2" x 9`2"
Family Room	Third	23`5" x 17`11"

**4pc Bathroom
Game Room**

**Basement
Basement**

**7`8" x 5`0"
25`6" x 17`10"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**9`1" x 10`1"
9`3" x 9`1"**

Condo Fee:
\$352

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **1312081**

Remarks

Pub Rmks: **A rare opportunity awaits!!! Nestled in the prestigious neighbourhood of Hillhurst, just minutes from the vibrant heart of Downtown Calgary, this air conditioned 3-storey, 3-bedroom, 3.5-bathroom executive home is a testament to modern luxury and sophisticated living. With meticulously crafted details, this residence is designed to captivate and inspire with professionally designed living space filled with elegance and comfort. As you step inside, the open floor plan unfolds before you, and is framed by 10-foot ceilings that amplify the sense of openness and sophistication. A wall of ceiling-height windows bathes the interior in natural light, illuminating the exquisite 24 x 48 porcelain heated tile flooring that gracefully leads you through the thoughtfully planned living spaces. The heart of this home is undoubtedly its kitchen, marrying functionality with luxury in a space where mornings are greeted with the rich aroma of coffee from the Miele built-in coffee machine, and evenings are gracefully concluded with a selection from the full height wine cooler. The culinary enthusiast in your family will appreciate the food preparation space on the large waterfall quartz covered centre island and composite under mount sink. The stainless-steel appliance package is completed with a premium Viking gas range and the French Door refrigerator with cooler drawer and bottom freezer. Hosting dinner parties is a breeze with the spacious dining nook that is adjacent to the living room, anchored by a 52" gas fireplace, is ideal for entertaining and seamlessly integrates with the beautiful outdoor living area. This extension of the main level invites tranquility and relaxation, offering a perfect setting for alfresco dining and gatherings under the sky. Ascend to the second level, where a large landing introduces the expansive primary bedroom. Wake up to breathtaking downtown Calgary views and indulge in the 6-piece ensuite, featuring a free-standing stone soaker tub, a large shower with dual shower heads and Kohler body sprayers, and a customized his-and-her walk-through closet with built-in drawers and shelving. The convenient laundry room on this level, ensures ease and comfort for your daily living routines! The journey continues up to the third level, where the second bedroom and a large bonus room flex area await. Complete with a private balcony, this space offers stunning downtown views of downtown Calgary, providing a serene retreat to watch the newest release or your platform for an inspiring workspace. The sun filled lower level houses the third bedroom, and features a built-in study, media room, and games room, offering versatility and ample storage for an organized and clutter-free lifestyle. Outside, the designer influenced landscape compliments the beautiful exterior décor of this home with your own single car garage, ensuring convenience and security for your vehicle or additional storage needs. Close proximity to top-tier schools, and scenic walking paths!**

Inclusions:
Property Listed By: **Garage Door Opener, Garage Remote, Microwave, Range Hood, Miele Coffee Machine Built-In,
Real Broker**

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









