

2307 13 Street, Calgary T2M 1T8

Status: Active County: Calgary Change: None Association: Fort McMurray 	MLS®#:	A2183106	Area:	Capitol Hill	Listing Date:	12/20/24	List Price:	\$1,341,600			
Prop Type:: Residential Layout Layout Sub Type:: RowTownhouse Eads:: 3 (2 1) Calgary Finished Floor Area Beds:: 3 (2 1) Year Built: 2022 Aby Sqht: 2.237 Backs:: 3 (2 1) Low Sqh: Low Sqh: 2.237 Backs:: 3 (2 1) Low Sqh: Low Sqh: 2.237 Backs:: 2 (2 1) Cates: Low Sqh: 2.237 Backs:: 2 (2 1) Lot SA zer: Not Sqh: 2.237 Garage Sz: 2 Access: Lot Sape: TI Sqh: 2.037 Garage Sz: 2 Access: Lot Feat: Back Lane Double Garage Attached Difficience Sever: Finishem: Foring: Finishem:	Status:	Active	County:	Calgary		None	Associatio	n: Fort McMurray			
Lot Feat: Park Feat: Back Lane Double Garage Attached Lot Feat: Park Feat: Back Lane Double Garage Attached Lot Feat: Park Feat: Lot Feat: Duble Garage Attached Roof: Heating: Sewer: Ext Feat: Asphalt In Floor,Fireplace(s),Forced Air,Natural Gas Sewer: Balcony,BBQ gas line Construction: Flooring: Hardwood,Tile Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: In Feat: Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s) Dured Concrete Fnd/Bsmt: Poured Concrete Dimensions Flooring: Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: In Feat: Source: Fnd/Bsmt: Poured Concrete Read No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quart Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s) Dimensions Utilities: Room Information Level Dimensions Evel Dimensions Room Level Dimensions Kitchen Pair Sp 4" Kitchen Sp 2 Ensuite bath Upper Sp 7" x 33 4" Bedroom Upper 42 3" x 23 0" Bedroom - Primary Upper Sp 7" x 33 4" Bedroom Upper 33 8" x 18 4" Storage Upper 33 8" x 18 4" Bedroom Lower 31 9" x 36 4" Storage Upper 55" x 35" 4"	The second s				Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:	ation	Row/Townhouse Calgary	Abv Sqft: Low Sqft:	-	43 <u>Layout</u> Beds: Baths: Style: <u>Parking</u> Ttl Park:	3.5 (3 1) 3 Storey 2
Roof: Asphalt Construction: Heating: In Floor, Fireplace(s), Forced Air, Natural Gas Brick, Stucco Sewer: Ext Feat: Balcony, BBQ gas line Hardwood, Tile Water Source: Flooring: Flooring: Flooring: Ext Feat: Balcony, BBQ gas line Hardwood, Tile Water Source: Flo/Bsmt: Poured Concrete Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer Int Feat: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quart Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) Utilities: Room Information Room Level Dimensions Room Level Dimensions Living/Dining Room Combination Main 74 % x 59 '4" Kitchen Main 17 '0 ' x 20' 6" Bedroom - Primary Upper 59 '7'' x 33' 4"'' Bedroom Upper 59 '7''' x 33' 4"'' Spc Ensuite bath Upper 50 '10''' x 23' 9''' Spc Ensuite bath Upper 33''s''' x 33''''' Storage Upper 1			1. 1990					hed			
Heating: In Floor, Fireplace(s), Forced Air, Natural Gas Brick, Stucco Sewer: Flooring: Ext Feat: Balcony, BBQ gas line Hardwood, Tile Water Source: Fnd/Bsmt: Fnd/Bsmt: Poured Concrete Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer Int Feat: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quart Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) Utilities: Room Level Dimensions Room Level Dimensions Room Level Dimensions Room Level Dimensions Sedroom Upper 52 ° x 37 ° 6" Spc Ensuite bath Upper 59 ° x 33 ° 16" Spc Ensuite bath Upper 44 ° 3" x 23 ° 0" Laundry Upper 33 ° x 18 ° 4" Walk-In Closet Upper 33 ° x 18 ° 4" Storage Upper 15 ° 7" x 11 ° " Bedroom Lower 31 ° y 2 x 41 10" Storage Upper 25 ° 5" x 15 ° "							Utilities and Feature	5			
Ext Feat: Balcony,BBQ gas line Hardwood,Tile Water Source: Fnd/Bsmt: Drute Concrete Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer Int Feat: Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quart Counters,Recessed Lighting,Storage,Walk-In Closet(S Utilities: Veilings, Storage Veiling/Dining Room Combination Main 74 % x 95 4 % Room Level Dimensions Room Living/Dining Room Combination Main 74 % x 95 4 % Main 17 0 % x 20 6 % Bedroom Upper Main 17 0 % x 20 6 % Spc Ensuite bath Upper Upper 52 6 % x 37 6 % Spc Ensuite bath Upper Upper 33 8 % 18 4 % Walk-In Closet Upper Bedroom Upper Spc Ensuite bath Upper Upper 33 8 % 18 4 % Walk-In Closet Upper Bedroom Upper Spc Ensuite bath Upper Spc Ensuite bath Upper	Heating: In Floor, Fireplace(s), Forced Air, Natural Gas					Brick,Stu					
Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer Int Feat: Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quart Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s) Utilities: Room Room Level Dimensions Ring/Dining Room Combination Main 74'8" x 59'4" Kitchen Main 17'0" x 20'6" Bedroom - Primary Upper Spc Bathroom Main 17'0" x 20'6" Bedroom - Primary Upper Spc Ensuite bath Upper 52'6" x 37'6" 5pc Ensuite bath Upper Valk-In Closet Upper 33'8" x 18'4" Storage Upper 33'8" x 18'4" Bedroom Lower 31'9" x 36'4" Storage Upper 15'7" x 11'6" Bedroom Lower 31'9" x 36'4" Storage Upper 15'7" x 11'6" Foyer Lower 19'2" x 41'10" 19'2" x 41'10" Storage Upper 25'5" x 15'4"	Ext Feat:	xt Feat: Balcony,BBQ gas line Hardwood,Tile Water Source: Fnd/Bsmt:									
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Condo Fee: \$450		Title: Fee Simple	Zoning: M-CG			
		Fee Freq: Monthly				
Legal Desc:	2311379	Rem	narks			
Pub Rmks: Inclusions: Property Listed By:	Nestled in the family-friendly community of Capitol Hill, this impeccably built property is a masterpiece of architectural excellence by Jackson 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 yourself in a park-like setting with breathtaking east views from the rooftop patio. This exquisite outdoor space, featuring a green roof vegu 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 gorg that flow throughout all levels. Upon entry, be greeted by a versatile space perfect for a home office or additional bedroom, complete with a level boasts an inviting open-concept kitchen, featuring sleek cabinetry, a built-in pantry with pull-outs, quartz countertops, an expansive c end Fisher & Paykel appliance package. A glass-enclosed wine cellar adds a touch of sophistication. Step out to a spacious patio with a BBQ tranquil park—ideal for morning coffees and alfresco dining. The generous dining room is enhanced by a modern slat wall design and is perf 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. Centrr 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 s ensuite includes his and her sinks, a soaker tub, and a glass-enclosed shower with a bench. An additional primary bedroom also has a beaut ensuite bathroom, while a convenient laundry room with ample shelving completes this level. The attached double-car garage offers secure driveway for added convenience. This unit has been designed for the addition of an elevator if you so choose. Located minutes from downto Calgary, shops, restaurants, and local schools, this home is perfectly positioned for both tranquility and accessibility. Don't miss the opport bespoke property in Capitol Hill, where luxury meets a serene park-lik					











