



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**313 13 Street, Calgary T2E 4R9**

MLS®#: **A2186628**

Area: **Renfrew**

Listing Date: **01/16/25**

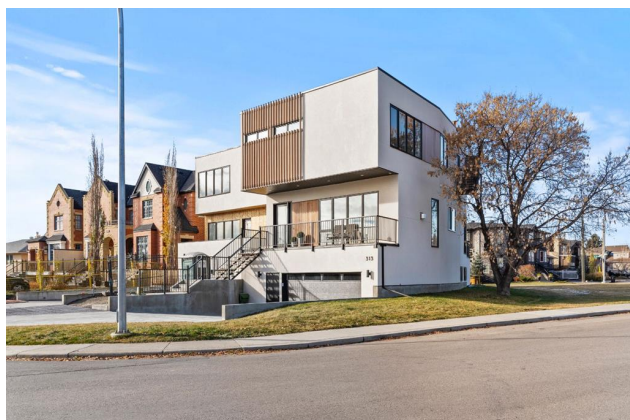
List Price: **\$1,500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,186 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,275**  
Low Sqft:  
Ttl Sqft: **2,275**

DOM

**6**

Layout

Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Landscaped,Level,Open Lot,Treed,Views**

Park Feat:

**Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,Oversized**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Skylight(s),Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`5" x 14`4"	Kitchen	Main	19`11" x 17`6"
Dining Room	Main	19`2" x 12`11"	2pc Bathroom	Main	7`0" x 5`2"
Bedroom - Primary	Upper	15`4" x 12`3"	Walk-In Closet	Upper	11`6" x 7`2"
5pc Ensuite bath	Upper	21`10" x 6`10"	Bedroom	Upper	14`4" x 10`5"
Bedroom	Upper	13`10" x 13`0"	4pc Bathroom	Upper	12`5" x 6`4"
Laundry	Upper	10`4" x 5`1"	Family Room	Lower	17`6" x 13`7"

<b>Bedroom</b>	<b>Lower</b>	<b>11' 10" x 8' 7"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>7' 9" x 4' 9"</b>
<b>Storage</b>	<b>Lower</b>	<b>7' 2" x 5' 9"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>20' 1" x 4' 1"</b>
Legal/Tax/Financial					

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **2210333**

Remarks

Pub Rmks: **\*\*Stunning New Inner-City Home with Spectacular Views and Exceptional Design\*\*** Nestled in a tranquil green space, this brand-new inner-city home offers the perfect blend of luxury, style, and convenience. Located with easy access to downtown, this property boasts nearly 2,900 square feet of meticulously crafted living space, designed with unparalleled attention to detail and quality. As you step into the home, you're immediately greeted by a seamless flow of open-concept spaces, ideal for both intimate gatherings and larger entertaining events. The gourmet kitchen is a chef's dream, featuring top-tier appliances, custom cabinetry, and an expansive island. Adjacent to the kitchen, the main floor opens to stunning outdoor patios, offering both functional space and a serene environment for relaxation. The crowning jewel is the private rooftop patio, providing breathtaking 360-degree views, showcasing downtown vistas, sweeping mountain views, and a panoramic perspective of the city's beauty. As an added plus it is also engineered to support a hot tub! Upstairs, you'll find three spacious bedrooms, a conveniently located laundry room, and a staircase leading to the rooftop oasis. The master suite offers a true retreat—featuring a serene atmosphere, a spacious walk-in closet, and a luxurious five-piece ensuite with a custom tile shower and a large soaker tub, perfect for unwinding after a long day. The lower level is fully developed to perfection, with a large family room ideal for cozy nights in or social gatherings. A wet bar, complete with hidden storage, adds an extra layer of sophistication and functionality. Additionally, this level offers a versatile fourth bedroom, which can also serve as a home office. Conveniently, the double attached garage is accessible from the family room, and both the basement and garage feature slab heating for added comfort year-round. Outside, the home backs directly onto a well-maintained park space, regularly cared for by the City of Calgary, which includes snow shovelling of sidewalks leading to the mailboxes. The green space offers a peaceful and private retreat right outside your door. This home is the epitome of luxury, elegance, and functionality—crafted with an uncompromising attention to detail. With its superior design, prime location, and high-end finishes, it offers the ultimate inner-city living experience.

Inclusions: **N/A**  
 Property Listed By: **RE/MAX iRealty Innovations**

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









