

# \$1,295,995 - 2309 13 Street Nw, Calgary

MLS® #A2183108

**\$1,295,995**

4 Bedroom, 3.00 Bathroom, 2,274 sqft

Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

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 2,270 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 additional bedroom, complete with a 3pc ensuite. 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. This unit has been designed for the addition of an elevator if you so choose. 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.

Built in 2022

**Essential Information**

MLS® #	A2183108
Price	\$1,295,995
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,274
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2309 13 Street Nw
Subdivision	Capitol Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M 1T8

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	December 20th, 2024
Days on Market	183
Zoning	M-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.