\$1,750,000 - 1902 13 Street Sw, Calgary

MLS® #A2262910

\$1,750,000

4 Bedroom, 4.00 Bathroom, 2,172 sqft Residential on 0.07 Acres

Upper Mount Royal, Calgary, Alberta

Step into refined luxury in this stunning modern home, perfectly situated in UPPER MOUNT ROYAL! Designed for effortless living, this 4-bed, 3.5-bath masterpiece offers endless impeccably crafted living space w/ high-end finishes and upgrades throughout! The striking brick exterior, lush artificial turf, and integrated lighting create an unforgettable first impression. Inside, the foyer welcomes you w/ soaring ceilings, wide-plank hardwood floors, and a stylish built-in bench w/ wood slat wall. A bright, open dining space w/ designer lighting and modern wood accented wall flows seamlessly into the high-end kitchen, a true showstopper w/ a massive waterfall quartz island, full-height flat panel cabinetry, and premium appliances. The sleek black and wood-accented cabinetry is complemented by under-cabinet lighting and island pendants that add a warm, inviting glow. The living room is anchored by a statement fireplace w/ floor-to-ceiling black marble w/ gold veining, creating a sophisticated yet cozy retreat. A wall of sliding glass doors extends the living space onto the deck, where extra-wide steps lead to the beautifully landscaped backyard featuring PRIVACY SCREENS, landscape lighting, and underground sprinklers for easy maintenance. An elegant powder room w/ a black vessel sink and a side mudroom w/ built-in storage round off the main level. A custom glass-enclosed staircase w/ open riser stairs and LED accent lights leads to the second floor, where the primary retreat is a







true sanctuary. The spacious bedroom features modern ceiling lighting, arched windows, a sliding barn door, and a spa-inspired ensuite. The ensuite is a masterpiece w/ black and gold-veined marble, a freestanding tub, a glass-enclosed STEAM SHOWER w/ a rainfall head, and HEATED FLOORS for ultimate comfort. Two additional bedrooms, a sleek 4-piece bath w/ upgraded shower glass and heated floors, and a well-appointed laundry room w/ extra storage, a sink, and geometric tile flooring complete this level. The fully finished basement is the ultimate entertaining space, featuring a spacious media room w/ a built-in entertainment unit, a stylish wet bar w/a full-height backsplash and wine storage, and an exercise area w/ rubber flooring and a mirrored wall. A fourth bedroom and another full bathroom w/ upgraded shower glass complete this level. This home is fully equipped w/ SMART HOME TECHNOLOGY, allowing you to control heating, cooling, lighting, security, and even the fireplace â€" all from your phone! The built-in sound system ensures seamless audio throughout, while Hunter Douglas AUTOMATED BLINDS add a touch of convenience. Additional features include A/C, security cameras, and an insulated DOUBLE GARAGE roughed-in for a gas heater. Located just steps from 17th Ave, this home offers unbeatable access to top restaurants, cafés, shopping, parks, and some of Calgary's best schools. Enjoy the perfect blend of urban convenience and upscale living in one of the city's most sought-after neighbourhoods!

Built in 2023

Essential Information

MLS® # A2262910 Price \$1,750,000 Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,172

Acres 0.07

Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 1902 13 Street Sw

Subdivision Upper Mount Royal

City Calgary

County Calgary

Province Alberta

Postal Code T2T 3P6

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double

Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound,

Smart Home, Wet Bar, Wired for Data

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 10th, 2025

Days on Market 6

Zoning R-C2

Listing Details

Listing Office RE/MAX House of Real Estate

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