



# 1953 13 Street Calgary Alberta

\$775,000

Discover the perfect blend of modern design and urban convenience in this exquisite end unit located in the highly sought-after Capitol Hill community. With just under 1500 square feet of beautifully crafted living space, this home offers comfort and elegance at every turn. As you step inside, you'll be welcomed by a bright and airy main floor, featuring 9' ceilings and sleek vinyl plank flooring. The inviting living room, with its stylish electric fireplace, seamlessly connects to the dining area and the gourmet kitchen. The kitchen is a chef's delight, boasting quartz countertops and custom cabinetry. Venture upstairs to find three spacious bedrooms, including a luxurious master suite. The master suite is a serene retreat, complete with a 4-piece ensuite featuring his and her sinks and a generous walk-in closet. The upper level also houses a laundry area and an additional full bathroom with a shower, all enhanced by plush carpeting for added comfort. The fully developed basement expands your living space with a versatile flex area, a chic wet bar, an extra bedroom, and a full bathroom. This space is perfect for entertaining guests or providing extra room for family members. Situated in the vibrant Capitol Hill neighbourhood, this property offers unparalleled access to parks, schools, shopping centers, and transit systems, ensuring a convenient and dynamic lifestyle. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities. (id:6769)

Listing Presented By:



Originally Listed by:  
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See

**Mirror**

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Bedroom 11.42 Ft x 10.25 Ft

Laundry room 4.17 Ft x 5.75 Ft

3pc Bathroom 5.83 Ft x 10.67 Ft

Bedroom 11.50 Ft x 9.50 Ft

Primary Bedroom 13.00 Ft x 11.17 Ft

Other 6.00 Ft x 5.00 Ft

4pc Bathroom 4.92 Ft x 11.08 Ft

Storage 9.75 Ft x 3.33 Ft

Bedroom 11.17 Ft x 9.75 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft

Other 7.75 Ft x 2.42 Ft

Living room/Dining room 11.17 Ft x 19.50 Ft

Other 4.92 Ft x 5.75 Ft

Living room 13.17 Ft x 12.08 Ft

Dining room 11.25 Ft x 9.08 Ft

Kitchen 15.33 Ft x 9.33 Ft

2pc Bathroom 7.25 Ft x 3.42 Ft