



1902 13 Street Calgary Alberta

\$1,795,000

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,...

Other 11.00 Ft x 5.83 Ft
 Laundry room 7.33 Ft x 5.83 Ft
 Primary Bedroom 16.00 Ft x 13.00 Ft
 Bedroom 15.17 Ft x 9.67 Ft
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 4pc Bathroom Measurements not available

Furnace 6.83 Ft x 6.67 Ft
 Bedroom 14.67 Ft x 10.17 Ft
 4pc Bathroom Measurements not available
 Kitchen 21.00 Ft x 11.50 Ft
 Dining room 14.00 Ft x 10.67 Ft
 Living room 16.00 Ft x 14.50 Ft
 a

Listing Presented By:



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5pc Bathroom	Measurements not available	Foyer	10.83 Ft x 5.33 Ft
Family room	21.00 Ft x 14.67 Ft	Other	5.00 Ft x 5.00 Ft
Exercise room	9.00 Ft x 8.33 Ft	2pc Bathroom	Measurements not available