



## 456 13 Street Calgary Alberta

\$1,759,000

Over 4,300 sq. ft. of creative, uniquely developed living space in the main home and legal suite. Bright, sunlit rooms throughout provide a restful, spacious, and cozy atmosphere with a safe and strong structure design grounded to earth. The 831 sq. ft. separate legal suite above the garage has the same quality finishing as the main home and has its own separate address, a separate main street access as well as private, direct access to the unit from its own single garage bay. Total of 5 bedrooms and 4 bathrooms (2 - 3 pce and 2 - 4 piece) between home and suite. The main home is very inviting with spacious entry leading to open concept living, dining and gourmet kitchen area with a (4m) island and loads of storage, 10 ft. ceilings and main level bedroom and bath that can be closed off from the main living area with pocket doors ideal for someone with a physical impairment. The steel concrete and glass open style staircase leads to the upper -level primary bedroom, 3rd bedroom, and flex room area leading to an upper deck. The lower level contains a very large family/studio room, another flex room area and 4th bedroom/bathroom. Some features of this outstanding home include A/C, Hydronic in floor heating in lower level, air exchanger, 3 decks, wiring for fibreoptics top to bottom, Core 10 steel on some of the exterior, Duxton multiple large 2 pane windows, privacy vinyl on basement windows, gas fireplace, LED lighting throughout and much more. The location is close to too many amenities to cover including Riley Park, C-Train access, proximity to SAIT/ACAD, U of C, shops, bowling clubs, quick access to major highways and 5 minutes to the river. You can bike almost anywhere and walk to downtown in 15 minutes! Enjoy a downtown lifestyle in a distinctive, efficient home in the wonderful, established community of Hillhurst in Calgary. (id:6769)

Bedroom 13.08 Ft x 10.75 Ft

3pc Bathroom 6.00 Ft x 8.17 Ft

Bedroom 10.75 Ft x 13.08 Ft

Recreational, Games room 13.75 Ft x 24.25 Ft

Furnace 12.00 Ft x 13.67 Ft

Family room 12.00 Ft x 31.67 Ft

Living room 21.67 Ft x 18.00 Ft

Dining room 14.83 Ft x 13.92 Ft

Other 12.50 Ft x 6.83 Ft

Bedroom 14.25 Ft x 12.58 Ft

Primary Bedroom 22.75 Ft x 12.58 Ft

4pc Bathroom 13.33 Ft x 8.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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<b>Foyer</b>	14.08 Ft x 6.92 Ft	<b>Kitchen</b>	16.00 Ft x 9.42 Ft
<b>Kitchen</b>	19.50 Ft x 9.00 Ft	<b>Dining room</b>	13.00 Ft x 6.67 Ft
<b>Bedroom</b>	15.33 Ft x 12.67 Ft	<b>Living room</b>	11.42 Ft x 10.33 Ft
<b>3pc Bathroom</b>	8.50 Ft x 8.17 Ft		