



## 722 13 Avenue Calgary Alberta

\$798,000

This luxury townhome was designed by one of Canada's renowned interior designers, James McIntyre & located in the highly sought-after building - The Estate. Overlooking the historic Lougheed House and park, this home was designed to create a worldly stylish retreat with all the conveniences & comforts one would expect. The two-story foyer features a solid ebonized oak classic staircase with dark cafe colored wool carpet & hand appointed gold leaf walls, adorned by an antique Art Deco chandelier from New York. The main floor is clad in French emperador dark polished marble, where the gold leaf continues its dramatic impact throughout the main floor and upper corridor library. The living room has been designed to suggest an "Old World" salon, featuring a mirror paneled ebonized oak framed ceiling structure. The walls of the salon are lined with black lacquered & solid mahogany Art Deco panels that conceal exceptional storage. The custom kitchen features cherry wood Downsview cabinetry & black granite countertops from Empire Kitchen and Bath. The integrated Sub-Zero fridge/freezer & Asko dishwasher are concealed to accentuate the "Lounge Feel" of this attractive room. A 12' custom bar table, emerald grass cloth wallpaper from Phillip Jeffries, French marble floors & "Old World" plate rail, further emphasize the feel of this functional & super stylish kitchen. A "Jewel Box" of a powder room off the foyer is clad in mirror & wood paneling. The upstairs foyer opens onto a corridor designed as a library with custom shelving & storage as well as a seating area off the patio. The large master suite features tortoise shell effect art glass columns & an Art Deco black lacquered custom bed. The French glass sconces create a dramatic lighting effect, while the two large closets offer ample storage. The double five-piece ensuite bath splits in two with a solid oak door for guest...

Foyer 11.67 Ft x 8.50 Ft

Other 20.33 Ft x 9.67 Ft

Living room 17.17 Ft x 16.50 Ft

Laundry room 8.67 Ft x 3.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 17.00 Ft x 16.50 Ft

Bedroom 19.00 Ft x 9.67 Ft

5pc Bathroom Measurements not available

Listing Presented By:



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