



## 408 13th Street Calgary Alberta

\$1,150,000

A rare opportunity awaits!!! Nestled in the prestigious neighbourhood of Hillhurst, just minutes from the vibrant heart of Downtown Calgary, this air conditioned 3-storey, 3-bedroom, 3.5-bathroom executive home is a testament to modern luxury and sophisticated living. With meticulously crafted details, this residence is designed to captivate and inspire with professionally designed living space filled with elegance and comfort. As you step inside, the open floor plan unfolds before you, and is framed by 10-foot ceilings that amplify the sense of openness and sophistication. A wall of ceiling-height windows bathes the interior in natural light, illuminating the exquisite 24 x 48 porcelain heated tile flooring that gracefully leads you through the thoughtfully planned living spaces. The heart of this home is undoubtedly its kitchen, marrying functionality with luxury in a space where mornings are greeted with the rich aroma of coffee from the Miele built-in coffee machine, and evenings are gracefully concluded with a selection from the full height wine cooler. The culinary enthusiast in your family will appreciate the food preparation space on the large waterfall quartz covered centre island and composite under mount sink. The stainless-steel appliance package is completed with a premium Viking gas range and the French Door refrigerator with cooler drawer and bottom freezer. Hosting dinner parties is a breeze with the spacious dining nook that is adjacent to the living room, anchored by a 52" gas fireplace, is ideal for entertaining and seamlessly integrates with the beautiful outdoor living area. This extension of the main level invites tranquility and relaxation, offering a perfect setting for alfresco dining and gatherings under the sky. Ascend to the second level, where a large landing introduces the expansive primary bedroom. Wake up to breathtaking downtown Cal...

3pc Bathroom 5.17 Ft x 9.17 Ft

Bedroom 11.08 Ft x 9.25 Ft

Family room 23.42 Ft x 17.92 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft

Bedroom 9.08 Ft x 10.08 Ft

Recreational, Games room 25.50 Ft x 17.83 Ft

Dining room 9.92 Ft x 13.25 Ft

Kitchen 18.67 Ft x 10.58 Ft

Living room 13.75 Ft x 13.25 Ft

6pc Bathroom 14.50 Ft x 9.50 Ft

Den 12.00 Ft x 11.67 Ft

Laundry room 6.50 Ft x 9.25 Ft

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

Listing Presented By:



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Real Broker

<http://www.themckelviegroup.com/>



CIR

REALTY

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Furnace

9.25 Ft x 9.08 Ft

2pc Bathroom

4.00 Ft x 5.58 Ft

Primary Bedroom

13.00 Ft x 14.42 Ft

Other

11.33 Ft x 9.25 Ft