



# 1719 13 Street Calgary Alberta

\$1,799,000

Experience elevated urban living in this architecturally crafted, European-inspired masterpiece with stunning downtown views in prestigious Mount Royal. With more than 4,800 sq.ft. of meticulously designed living space, this residence blends timeless elegance with cutting-edge functionality--perfect for executives, modern families, or investors seeking unparalleled design, privacy, and location. From the moment you enter, the 10-foot ceilings, wide plank Canadian oak hardwood floors, and designer imported finishes set a tone of understated luxury. The chef-calibre kitchen is a culinary dream featuring Miele appliances, an integrated wine centre, a waterfalled quartz island, and imported Spanish cabinetry. The open-concept main floor flows effortlessly into a spacious living and dining area designed for entertaining--complete with custom lighting, Control4 home automation, and integrated audio/video systems throughout. Second-floor bedrooms each boast a private ensuite. A separate lounge area and den complete this floor. The show-stopping primary retreat occupies the entire third floor. Here, you'll find a perfect, private home office with downtown views and an outdoor deck, an oversized primary bedroom, a spa-inspired enclosed steam room with a shower and tub, and a walk-in closet that feels more like a boutique dressing room. The fourth floor features a perfect artist's loft and a two-piece bathroom, leading to an incredible private rooftop patio with panoramic downtown skyline views and a gas firepit--an ideal spot to start or end your evening. The lower level, with in-floor heat, includes a fully equipped home theatre, additional storage, a fourth bedroom, and a full bathroom, making it as functional as it is fabulous. Step outside to your private, low-maintenance backyard oasis--an ideal space for indoor-outdoor entertaining. This beautifully designed back patio off...

3pc Bathroom 6.92 Ft x 9.75 Ft

4pc Bathroom 6.92 Ft x 9.92 Ft

Bedroom 18.75 Ft x 13.08 Ft

Bedroom 19.42 Ft x 16.50 Ft

Family room 12.17 Ft x 13.08 Ft

Laundry room 8.33 Ft x 8.42 Ft

Other 7.17 Ft x 19.33 Ft

2pc Bathroom 6.92 Ft x 5.33 Ft

3pc Bathroom 8.17 Ft x 8.92 Ft

Bedroom 9.42 Ft x 18.83 Ft

Recreational, Games room 19.08 Ft x 15.42 Ft

Other 7.00 Ft x 12.42 Ft

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Den	8.33 Ft x 10.08 Ft	2pc Bathroom	6.75 Ft x 4.58 Ft
5pc Bathroom	8.17 Ft x 17.67 Ft	Dining room	13.83 Ft x 13.17 Ft
Office	19.42 Ft x 15.92 Ft	Foyer	5.50 Ft x 10.33 Ft
Primary Bedroom	12.08 Ft x 23.58 Ft		