



1736 13 Avenue Calgary Alberta

\$2,475,000

PRESALE OPPORTUNITY! Executive single-family home coming soon to a quiet CORNER LOT (42 by 120 feet) in the prestigious community of Briar Hill. This distinctive project by boutique builder Icon Design and Development comes with an approved Development Permit and is ready to begin construction once the right buyer steps forward. Are you a Builder or prefer to build later? The developer is also offering the land with approved plans for \$950K (GST included) with no build commitment required. Thoughtfully designed in collaboration with Studio Felix, this home blends striking architecture with curated interior selections. Expect custom millwork, bold mid-century modern accents, and premium finishes throughout. The layout is designed for modern family living—featuring four bedrooms upstairs, a main floor office, and a fully developed basement complete with a guest bedroom, recreation space, wet bar, full bathroom, and home gym. With approximately 4,500 sq ft of developed space, this is a rare opportunity to build your dream home in one of Calgary's most desirable inner-city neighborhoods. Floor plans available upon request—contact us early to personalize your interior finishes. (id:6769)

Media 23.50 Ft x 13.00 Ft
Recreational, Games room 20.33 Ft x 17.00 Ft
3pc Bathroom 5.00 Ft x 11.58 Ft
Bedroom 11.92 Ft x 11.58 Ft
Exercise room 18.75 Ft x 8.50 Ft
Living room 25.00 Ft x 14.67 Ft
Office 6.50 Ft x 9.50 Ft
Pantry 6.00 Ft x 9.00 Ft
Kitchen 18.17 Ft x 13.00 Ft
Dining room 17.00 Ft x 12.50 Ft

2pc Bathroom 7.08 Ft x 5.00 Ft
Other 11.00 Ft x 11.00 Ft
Primary Bedroom 13.50 Ft x 15.58 Ft
5pc Bathroom 13.50 Ft x 15.00 Ft
Other 13.00 Ft x 11.00 Ft
Bedroom 11.08 Ft x 10.75 Ft
Bedroom 11.75 Ft x 10.17 Ft
Bedroom 11.08 Ft x 10.00 Ft
5pc Bathroom 11.75 Ft x 6.75 Ft

Listing Presented By:



Originally Listed by:
CIR Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca