

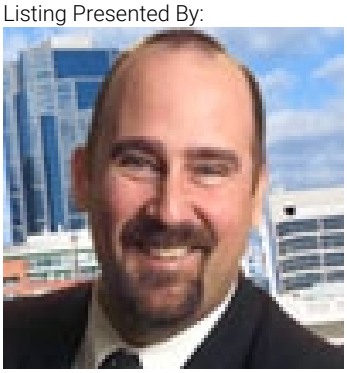
1212 13 Street Calgary Alberta

$599,000

Modern architecture, thoughtful designer finishes and peaceful park views come together in this beautifully maintained Inglewood end unit, where an adaptable layout accommodates both everyday living and professional pursuits. Nestled along a tree-lined street and backing onto green space, this distinctive home pairs inner-city convenience with a refreshing connection to nature. Wide plank luxury vinyl plank flooring flows throughout the open main level, complemented by a dedicated dining area with striking designer lighting. Soaring 18' ceilings and expansive corner windows bring dramatic height and natural light into the living room, while picturesque park views and a cozy fireplace set the mood for relaxing evenings. Culinary inspiration awaits in the stylish kitchen, showcasing granite countertops, stainless steel appliances, sleek cabinetry and a generous breakfast bar for casual meals and conversation. A beautifully appointed powder room adds a memorable touch of personality to the main floor. Upstairs, the entire loft-style upper level belongs to the primary retreat, allowing plenty of room to unwind in privacy. An expansive custom closet keeps everything organized, while the indulgent ensuite boasts dual vessel sinks, a deep soaker tub and a separate shower. The fully finished basement introduces outstanding versatility with a spacious recreation room that can easily adapt to a home office, fitness area, media lounge or approved home-based business. An impressive wall of built-in shelving combines practical storage with display space, and recessed lighting maintains a bright, welcoming atmosphere. A 2nd bedroom and 3-piece bathroom complete this level, ideal for guests or additional household needs. For those seeking a flexible live/work arrangement, the complex permits certain home-based businesses, subject to condo board approval, with counselling, insuran...

Recreational, Games room 21.33 Ft x 22.42 Ft
Storage 5.92 Ft x 3.17 Ft
Bedroom 12.75 Ft x 13.67 Ft
3pc Bathroom 8.25 Ft x 6.75 Ft
Foyer 8.08 Ft x 7.67 Ft
Living room 21.25 Ft x 20.67 Ft
Kitchen 9.83 Ft x 10.83 Ft
Dining room 13.92 Ft x 13.17 Ft
2pc Bathroom 3.00 Ft x 6.75 Ft
Primary Bedroom 25.50 Ft x 22.33 Ft
Other 4.75 Ft x 14.17 Ft
5pc Bathroom 11.83 Ft x 16.50 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

https://www.gordynmatheson.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca