



# 1902 13 Street Calgary Alberta

\$1,650,000

Welcome to life in Upper Mount Royal, one of Calgary's most established and prestigious inner-city communities. Quiet, tree-lined streets, timeless character homes, and just steps from the energy of 17th Ave SW. From your front door walk to the cafes, restaurants, and boutiques that define the Red Mile. Morning coffee at Analog or Deville. Dinner at Model Milk, Lulu Bar, or Una. Pick up wine, flowers, or groceries without starting your car. Western Canada High School, Mount Royal School, and nearby green spaces are all within easy reach, while downtown is just minutes away by car, bike, or transit. This 4-bed, 3.5-bath luxury infill pairs elevated design with everyday livability. The brick exterior, artificial turf, and integrated landscape lighting deliver standout curb appeal with minimal maintenance. Inside, soaring ceilings and wide-plank hardwood floors set a refined tone. The foyer features a custom built-in bench with a wood slat feature wall that blends warmth with modern detail. The open-concept main floor is built for connection. Host in the bright dining area and gather around the oversized waterfall quartz island. The kitchen showcases full-height flat-panel cabinetry, premium appliances, under-cabinet lighting, and statement pendants. Black and natural wood finishes feel contemporary yet enduring. In the living room, a dramatic floor-to-ceiling black marble fireplace with gold veining creates a bold focal point. Large sliding glass doors open to the rear deck for seamless indoor-outdoor entertaining. The landscaped backyard offers privacy screens, underground sprinklers, and ambient lighting, creating a low-maintenance retreat in the heart of the city. A stylish powder room and functional mudroom with built-in storage complete the main level. Upstairs, a glass-enclosed staircase with open risers and LED lighting leads to a stunning primary suite. Arched win...

Other 10.83 Ft x 5.75 Ft  
 Laundry room 7.33 Ft x 5.83 Ft  
 Primary Bedroom 15.75 Ft x 24.33 Ft  
 Bedroom 15.00 Ft x 9.50 Ft  
 Bedroom 15.00 Ft x 9.58 Ft  
 4pc Bathroom Measurements not available

Furnace 6.58 Ft x 6.92 Ft  
 Bedroom 14.67 Ft x 12.25 Ft  
 4pc Bathroom Measurements not available  
 Kitchen 26.92 Ft x 17.58 Ft  
 Dining room 10.50 Ft x 10.67 Ft  
 Living room 15.83 Ft x 23.67 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX House of Real Estate

**RE/MAX Realty Professionals**

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5pc Bathroom Measurements not available

Foyer 10.67 Ft x 5.33 Ft

Recreational, Games room 20.58 Ft x 16.42 Ft

2pc Bathroom Measurements not available

Exercise room 11.67 Ft x 8.83 Ft