

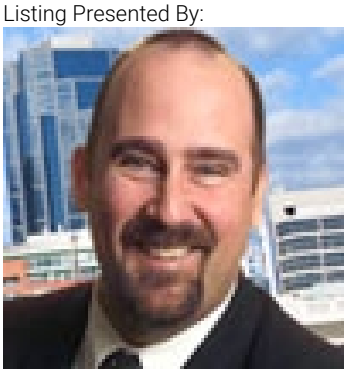
1904 13 Street Calgary Alberta

$1,420,000

OPEN HOUSE: Saturday November 7th from 12:00PM to 2:00PM FULLY DETACHED. PERFECTLY CONNECTED. Welcome to 1904 13 Street SW, an impeccably maintained DETACHED home in prestigious Upper Mount Royal, where the energy of inner city Calgary is close at hand, yet home feels like a world of its own. Built in 2023 and freshly touched up with paint, this European inspired residence offers approximately 3,016 sq ft of developed living space (2,185.79 sq ft above grade), with 3+1 bedrooms and 3.5 bathrooms. A handsome brick facade sets the tone for understated luxury inside, with soaring 11 foot main floor ceilings, wide plank hardwood, designer lighting and abundant natural light. Smart home features include automated blinds and customizable lighting. The showpiece kitchen pairs custom cabinetry, a gas cooktop, professional series stainless steel appliances and clever storage solutions with an exquisite waterfall quartz island that appears to float above a soft, ambient LED glow, lending just the right touch of drama. The dining and living spaces invite effortless entertaining, with a tiled gas fireplace, custom media wall and large sliding doors opening to the rear deck and west facing outdoor space. A practical mudroom and elegant powder room complete the main level. A striking floating staircase leads upstairs, where 10 foot ceilings, three bedrooms, a four piece bath and a dedicated laundry room with sink and storage await. The primary retreat includes a fitted walk in closet and spa inspired five piece ensuite with freestanding soaker tub, oversized glass shower and dual vanity. Downstairs, 9 foot ceilings lend an airy feel to the fully developed lower level, complete with recreation and media space, wet bar, exercise area, fourth bedroom and another four piece bathroom. Thoughtful storage throughout keeps everyday living beautifully organized. Other comforts include ce...

4pc Bathroom 9.25 Ft x 4.92 Ft
5pc Bathroom 9.25 Ft x 14.00 Ft
Bedroom 9.58 Ft x 15.08 Ft
Bedroom 9.67 Ft x 15.08 Ft
Laundry room 7.42 Ft x 6.08 Ft
Primary Bedroom 15.92 Ft x 24.42 Ft
Bedroom 14.58 Ft x 12.25 Ft
Exercise room 8.83 Ft x 7.67 Ft
Recreational, Games room 16.50 Ft x 20.42 Ft
Furnace 6.58 Ft x 7.08 Ft
2pc Bathroom 4.92 Ft x 5.58 Ft
Dining room 10.58 Ft x 14.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

https://www.raregroup.ca/

RE/MAX Realty Professionals

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Phone: 403-259-4141
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Other 5.83 Ft x 11.00 Ft

4pc Bathroom 6.58 Ft x 7.83 Ft

Other 8.92 Ft x 4.00 Ft

Foyer 5.42 Ft x 10.75 Ft

Kitchen 13.42 Ft x 23.42 Ft

Living room 15.92 Ft x 23.58 Ft