



## 2301 13 Street Calgary Alberta

\$1,488,000

Nestled in the family-friendly community of Capitol Hill, this impeccably built property is a masterpiece of architectural excellence by Jackson McCormick and Paul Lavoie Interior Design. With over 2,370 sq ft of luxurious living space, this 4-bedroom, 3.5-bath home is a rare find where no detail has been overlooked. Immerse yourself in a park-like setting with breathtaking east and west views from the rooftop patio. This exquisite outdoor space, featuring a green roof vegetation system and wired for a hot tub, offers a serene retreat to bask in the sun from dawn to dusk. The home is bathed in natural light, accentuating the gorgeous hardwood floors that flow throughout all levels. Upon entry, be greeted by a versatile space perfect for a home office or gym, complete with a 3pc ensuite. A private elevator ensures seamless access to all floors, enhancing the bespoke living experience. The main level boasts an inviting open-concept kitchen, featuring sleek cabinetry, a built-in pantry with pull-outs, quartz countertops, an expansive center island, and a high-end Fisher & Paykel appliance package. A glass-enclosed wine cellar adds a touch of sophistication. Step out to a spacious patio with a BBQ line, overlooking the tranquil park, ideal for morning coffees and alfresco dining. The generous dining room, illuminated by a large picture window and enhanced by a modern slat wall design, is perfect for hosting elegant gatherings. It flows seamlessly into a grand living area, where an electric fireplace invites you to unwind with a glass of wine and a good book. Central air conditioning ensures year-round comfort. The upper level is a haven of luxury, featuring the primary bedroom with a custom walk-in closet and built-in shelving. The opulent 5pc ensuite includes his and her sinks, a soaker tub, and a glass-enclosed shower with a bench. Two additional bedrooms share a beautiful...

Bedroom 10.50 Ft x 10.42 Ft

3pc Bathroom 10.00 Ft x 6.58 Ft

Kitchen 14.50 Ft x 13.25 Ft

Dining room 17.42 Ft x 9.92 Ft

Living room 18.00 Ft x 16.00 Ft

Other 9.00 Ft x 5.50 Ft

2pc Bathroom 8.00 Ft x 3.42 Ft

Primary Bedroom 11.33 Ft x 10.25 Ft

Bedroom 9.58 Ft x 9.42 Ft

Bedroom 16.08 Ft x 9.92 Ft

5pc Bathroom 14.83 Ft x 11.33 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<https://markdeverndencentury21.com/>

### RE/MAX Realty Professionals

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

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