



REALTOR®



2309 13 Street Calgary Alberta

\$1,363,800

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 2,270 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 additional bedroom, complete with a 3pc ensuite. 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 beautifully appointed 4pc bathroom, while a convenient laundry room with ample shelving...

Foyer 12.58 Ft x 4.75 Ft

Other 5.17 Ft x 4.92 Ft

Bedroom 11.00 Ft x 9.58 Ft

3pc Bathroom 7.67 Ft x 4.58 Ft

Kitchen 15.75 Ft x 11.33 Ft

Dining room 12.50 Ft x 12.17 Ft

Living room 18.08 Ft x 10.17 Ft

Other 6.83 Ft x 6.25 Ft

Wine Cellar 4.58 Ft x 2.00 Ft

Laundry room 7.50 Ft x 3.58 Ft

Primary Bedroom 12.58 Ft x 10.50 Ft

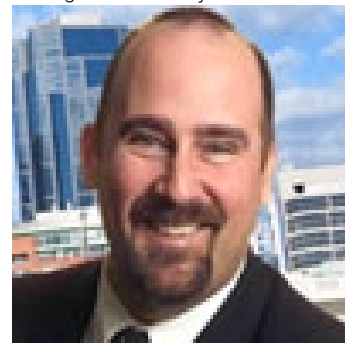
Bedroom 10.25 Ft x 9.92 Ft

Bedroom 10.08 Ft x 9.83 Ft

5pc Bathroom 13.42 Ft x 6.83 Ft

5pc Bathroom 8.00 Ft x 7.50 Ft

Listing Presented By:



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