



313 13 Street Calgary Alberta

\$1,500,000

****Stunning New Inner-City Home with Spectacular Views and Exceptional Design****Nestled in a tranquil green space, this brand-new inner-city home offers the perfect blend of luxury, style, and convenience. Located with easy access to downtown, this property boasts nearly 2,900 square feet of meticulously crafted living space, designed with unparalleled attention to detail and quality. As you step into the home, you're immediately greeted by a seamless flow of open-concept spaces, ideal for both intimate gatherings and larger entertaining events. The gourmet kitchen is a chef's dream, featuring top-tier appliances, custom cabinetry, and an expansive island. Adjacent to the kitchen, the main floor opens to stunning outdoor patios, offering both functional space and a serene environment for relaxation. The crowning jewel is the private rooftop patio, providing breathtaking 360-degree views, showcasing downtown vistas, sweeping mountain views, and a panoramic perspective of the city's beauty. Upstairs, you'll find three spacious bedrooms, a conveniently located laundry room, and a staircase leading to the rooftop oasis. The master suite offers a true retreat—featuring a serene atmosphere, a spacious walk-in closet, and a luxurious five-piece ensuite with a custom tile shower and a large soaker tub, perfect for unwinding after a long day. The lower level is fully developed to perfection, with a large family room ideal for cozy nights in or social gatherings. A wet bar, complete with hidden storage, adds an extra layer of sophistication and functionality. Additionally, this level offers a versatile fourth bedroom, which can also serve as a home office. Conveniently, the double attached garage is accessible from the family room, and both the basement and garage feature slab heating for added comfort year-round. Outside, the home backs directly onto a well-maintained park space...

Family room 17.50 Ft x 13.58 Ft

Bedroom 11.83 Ft x 8.58 Ft

3pc Bathroom 7.75 Ft x 4.75 Ft

Storage 7.17 Ft x 5.75 Ft

Furnace 20.08 Ft x 4.08 Ft

Living room 18.42 Ft x 14.33 Ft

2pc Bathroom 7.00 Ft x 5.17 Ft

Primary Bedroom 15.33 Ft x 12.25 Ft

Other 11.50 Ft x 7.17 Ft

5pc Bathroom 21.83 Ft x 6.83 Ft

Bedroom 14.33 Ft x 10.42 Ft

Bedroom 13.83 Ft x 13.00 Ft

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Kitchen 19.92 Ft x 17.50 Ft

4pc Bathroom 12.42 Ft x 6.33 Ft

Dining room 19.17 Ft x 12.92 Ft

Laundry room 10.33 Ft x 5.08 Ft