

438 13 Street Calgary Alberta

$1,699,900

Welcome to the highly sought after community of Hillhurst! This is a rare opportunity for families to live in the most exclusive area of the community and plant roots in one of Calgary's truly culturally vibrant neighborhoods. Set on a picturesque street enveloped by towering mature trees, the curb appeal is undeniable. You are mere steps from Kensington Village, where you can spend weekends discovering quirky boutiques, buzzing patios, and unexpected public art. For active families, the Bow River pathways, McHugh Bluff, and Riley Park serve as your extended backyard. Parents will appreciate having some of the highest-rated schools and specialized programs in the city nearby. With quick access to the Hillhurst-Sunnyside Community Centre and Sunnyside LRT, the convenience and Walk Score are unmatched. Offering nearly 3,800 square feet of total living space and a large double detached garage, this exceptional 3-storey, 5 bedroom, 4.5 bathroom home was expertly designed and meticulously crafted by Urban Domus Custom Homes. It's the perfect blend of luxury, comfort! As soon as you step inside, you are greeted by an incredibly bright, open layout illuminated by expansive windows and designer light fixtures. Freshly laid, luxurious flooring flows into a large, inviting dining space. A main floor flex room offers the perfect home office, study area for kids, or even an extended butler's pantry, complete with a sliding door for privacy. The architectural, high-gloss modern kitchen breaks free from cookie-cutter designs, boasting high-end stainless steel appliances, dual pull-out pantries, a central island, and the rare, practical addition of two peninsulas. Anchoring the spacious living room is a cozy fireplace and double patio doors that slide open to an incredible outdoor living area, seamlessly blending indoor and outdoor entertaining. The second level is masterfully de...

4pc Bathroom 7.83 Ft x 5.00 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 15.92 Ft x 14.92 Ft

Bedroom 9.92 Ft x 14.50 Ft

Bedroom 12.75 Ft x 10.92 Ft

Laundry room 8.08 Ft x 5.58 Ft

Exercise room 7.17 Ft x 10.58 Ft

Recreational, Games room 16.67 Ft x 19.17 Ft

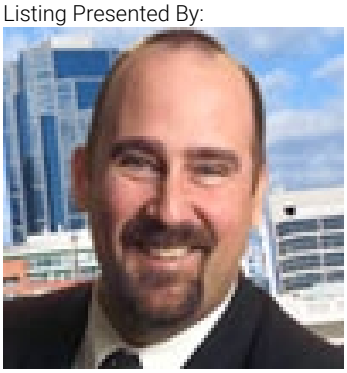
Furnace 7.17 Ft x 9.67 Ft

2pc Bathroom 5.33 Ft x 5.92 Ft

Dining room 11.25 Ft x 10.33 Ft

Kitchen 12.50 Ft x 29.42 Ft

Listing Presented By:



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5pc Bathroom 8.42 Ft x 13.75 Ft

Primary Bedroom 12.33 Ft x 22.00 Ft

4pc Bathroom 8.25 Ft x 5.25 Ft

Bedroom 14.92 Ft x 13.17 Ft

Living room 12.08 Ft x 18.58 Ft

Other 5.25 Ft x 11.92 Ft

Den 6.17 Ft x 11.75 Ft

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