



## 441 13 Street Calgary Alberta

\$999,900

Beautifully updated character home situated on a treelined street in the inner-city community of Hillhurst within walking distance to schools, the river, downtown, Kensington, the LRT station and much more! This unique home with over 2,200 sq. ft. of beautifully developed space seamlessly combines character and modern conveniences while still maintaining its original charm. Stunning curb appeal, lovely gardens and a quaint front porch entice peaceful morning cups of coffee. The open concept main floor flaunts meticulous craftsmanship, gorgeous millwork, an abundance of natural light and a masterful design that incorporates gleaming woodwork consistent with the age of the home. Relaxation is promoted in front of the gas fireplace in the inviting living room with clear sightlines for unobstructed conversations. The causally elegant dining room overlooks the kitchen making it ideal for family meals and entertaining. Culinary creativity is inspired in the gourmet kitchen featuring a raised breakfast bar on the peninsula island, granite countertops, a gas stove, stainless steel appliances, custom cabinets and access to the expansive back deck for a seamless indoor/outdoor lifestyle. The family room is a terrific flex space for a sitting area, home office or breakfast nook. The charming character of this home is even continued into the convenient main floor powder room. Ascend the grand staircase illuminated by a skylight to the sunny upper level. Retreat at the end of the day to the calming master oasis boasting soaring vaulted ceilings, a custom walk-in closet and a lavish ensuite with a quaint clawfoot tub adding to the old-world ambience. Both additional bedrooms on this level are equipped with custom built-in organizers in their walk-in closets and share the luxurious family bathroom. Gather in the rec room in the finished basement and come together over movies and ...

Recreational, Games room 6.15 M x 4.83 M

Laundry room 3.43 M x 3.12 M

Storage 2.84 M x 2.54 M

Storage 2.74 M x 1.42 M

Bedroom 3.51 M x 2.62 M

Kitchen 3.79 M x 3.66 M

Family room 3.66 M x 2.74 M

Foyer 2.21 M x 1.83 M

2pc Bathroom .00 M x .00 M

Primary Bedroom 6.33 M x 3.18 M

Bedroom 4.88 M x 3.18 M

Bedroom 3.79 M x 3.18 M

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Living room 6.40 M x 5.49 M

Dining room 2.59 M x 2.19 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M