

# \$1,465,000 - 313 13 Street Ne, Calgary

MLS® #A2186628

**\$1,465,000**

4 Bedroom, 4.00 Bathroom, 2,276 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

**\*\*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. As an added plus it is also engineered to support a hot tub!

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 retreatâ€”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, regularly cared for by the City of Calgary, which includes snow shovelling of sidewalks leading to the mailboxes. The green space offers a peaceful and private retreat right outside your door. This home is the epitome of luxury, elegance, and functionalityâ€”crafted with an uncompromising attention to detail. With its superior design, prime location, and high-end finishes, it offers the ultimate inner-city living experience.

Built in 2023

**Essential Information**

MLS® #	A2186628
Price	\$1,465,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,276
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	313 13 Street Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4R9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	Skylight(s), Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Quartz Counters, Soaking Tub, Separate Entrance, Storage, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In, Gas Cooktop, Window Coverings
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Level, Treed, Backs on to Park/Green Space, Back Yard, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Open Lot, Views
Roof	Flat Torch Membrane
Construction	Wood Frame, Wood Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
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Days on Market	103
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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