

# \$3,799,000 - 3637 13 Street Sw, Calgary

MLS® #A2226460

**\$3,799,000**

6 Bedroom, 6.00 Bathroom, 3,640 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Welcome to this exquisite custom Maillot home, nestled in the coveted upper Elbow Park, just steps from the expansive River Park pathway and William Reid French Immersion School. With over 5,000 sq.ft. of beautifully designed living space, this 6-bedroom, 6-bathroom home offers the perfect balance of modern elegance and family functionality.

Upon entry, youâ€™ll be greeted by an open, airy floor plan featuring 10â€™ ceilings, elegant light fixtures, and polished chrome details. The chef-inspired kitchen, equipped with top-of-the-line Wolf and Sub-Zero appliances, is the heart of the home. The spacious great room, with its cozy gas fireplace, and adjoining dining area make this space ideal for both relaxed family living and sophisticated entertaining.

A large mudroom and walk-through pantry lead directly to the kitchen, making meal prep a breeze. The main level also includes a convenient den, perfect for a home office or dining room.

Upstairs, the second level boasts 4 generously sized bedrooms, each with ample closet space, along with a cozy sitting area and a full laundry room. The opulent master suite features a luxurious 5-piece en suite, complete with a steam shower and in floor heating for ultimate relaxation.



The lower level is designed for fun and relaxation, with radiant in-floor heating, a large family room, full bar, private powder room, and 2 additional bedrooms that share a Jack & Jill bath.

Outside, the west-facing backyard is fully landscaped and features a covered deck with a motorized awning, offering the perfect space to unwind. The oversized triple garage is heated, with an EV charger and ample storage space.

Additional highlights of this home include double air conditioning units, 8â€• white oak engineered hardwood flooring, a Hans Grohe/Grohe/Brizo plumbing package, and triple-glazed windows throughout.

With its prime location, elegant finishes, and family-friendly design, this home is truly a must-see.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226460    |
| Price          | \$3,799,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 3,640       |
| Acres          | 0.14        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3637 13 Street Sw |
| Subdivision | Elbow Park        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 3R2           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Heated Garage, Triple Garage Detached |
| # of Garages   | 3                                     |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, High Ceilings                                                                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In |
| Heating           | In Floor, Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Metal Siding, Stucco, Wood Frame       |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 16             |
| Zoning         | R-CG           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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