

# \$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

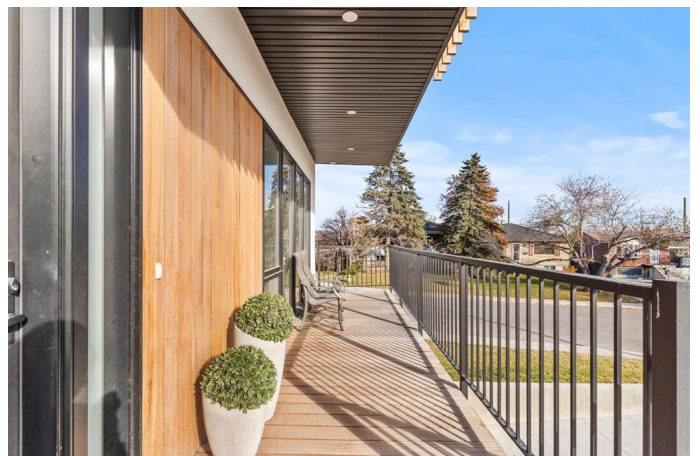
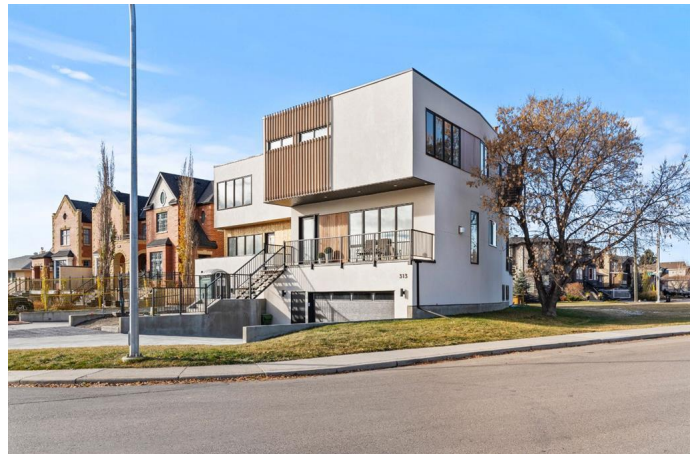
**\*\*Stunning New Inner-City Home with Spectacular Views and Exceptional Design\*\***

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 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, 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 functionality—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 | Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Bar, Built-in Features, Crown Molding, Low Flow Plumbing Fixtures, Natural Woodwork, Skylight(s), Soaking Tub, Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Cooktop                                                                                                                                                                                                    |
| 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   | Back Yard, Landscaped, Level, Low Maintenance Landscape, Views, Backs on to Park/Green Space, Irregular Lot, No Neighbours Behind, Open Lot, Treed |
| Roof              | Flat Torch Membrane                                                                                                                                |
| Construction      | Wood Frame, Stucco, Wood Siding                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                    |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 16th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 96   |
| Zoning         | R-CG |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.