



**GRASSROOTS**

REALTY GROUP

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**1904 13 Street SW**  
**Calgary, Alberta**

**MLS # A2292980**



**\$1,595,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,186 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** BBQ, Gym weight set in basement, TVs with sound bars in every room besides living room, security system (no contract)

Set in one of Upper Mount Royal's most prestigious pockets, this newly built residence delivers a refined blend of architectural elegance and modern design across more than 3,000 sq ft of meticulously crafted living space. With 3+1 bedrooms and a thoughtfully curated layout, this home captures the essence of upscale inner-city living while embracing the timeless character of the neighbourhood. A striking brick facade creates a lasting first impression, while the west-facing outdoor space invites warm afternoon light and effortless entertaining. Inside, the main level is defined by soaring 11-foot ceilings, wide-plank hardwood flooring, and an abundance of natural light that enhances every detail. A fully integrated smart home system elevates daily living with automated power blinds and customizable lighting, while upgraded designer light fixtures add an extra layer of sophistication throughout. The open-concept design seamlessly connects each space, complemented by a well-appointed mudroom and elegant powder room. At the heart of the home, the kitchen is designed to impress—featuring a massive waterfall quartz island, sleek custom cabinetry, and a high-end gas range that will appeal to both everyday living and elevated entertaining. The adjoining living room offers a stunning focal point with its tiled fireplace and custom-built media centre, while large sliding glass doors create a seamless transition to the backyard. A statement floating staircase leads to the upper level, where 10-foot ceilings continue the sense of openness. Here, you'll find three generously sized bedrooms, a beautifully finished 4-piece bathroom, and a fully equipped laundry room with sink and ample storage. The primary suite is a true retreat, offering a spacious walk-in closet and a spa-inspired 5-piece ensuite complete with a freestanding soaker tub, oversized

glass shower, and dual vanity. The fully developed lower level expands the home's versatility with 9-foot ceilings and the option for in-floor heating. Designed for both relaxation and recreation, it features a large family room with a wet bar—perfect for movie nights or hosting guests—along with a dedicated exercise space, a fourth bedroom, and an additional 4-piece bathroom. Additional highlights include air conditioning, a rear deck with a BBQ gas line, and a heated double detached garage—ideal for Calgary's winter months—ensuring comfort and convenience year-round. Located just moments from the vibrant energy of 17th Avenue SW, as well as top-rated schools, parks, and transit, this home offers an exceptional lifestyle with quick access to the downtown core via 14th Street SW. A rare opportunity to own a brand-new luxury home in one of Calgary's most iconic communities—where timeless location meets contemporary living.