



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

448 13 Street NW
Calgary, Alberta

MLS # A2316463



\$1,375,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,132 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Vaulted Ceiling(s)		

Inclusions: Alarm System Components

Open House Saturday June 13, 2-4pm. Location, location, location. Welcome to this beautiful 5 bedroom, 3.5 bathroom, 2.5 storey very well-maintained home with an extra deep 135 ft lot on this very desirable, tree-lined Hillhurst street. You can relax and enjoy your exceptional inner city yard with a large, low maintenance composite deck (built in 2021), modern paver patio (installed in 2022), shrubs, tree canopy coverage and a gas line for your BBQ- wonderful for entertaining! Don't miss your opportunity to live in this prime Hillhurst location in walking distance to the shops and amenities of Kensington, and downtown Calgary, and a just a short hop to Riley Park, Hillhurst-Sunnyside Community Centre, and one of the most sought-after schools in the CBE. A charming front facade with a stone pathway and porch lead to the front door. The front foyer has travertine limestone tile and a sizeable front closet. A home office with custom walnut desk, shelving, and drawers has double doors. A spacious living room with hardwood flooring and cozy gas fireplace flows into the central kitchen with vaulted ceilings open to the upper level. Real wood cabinetry, granite countertops and stainless-steel professional appliances including Miele wall oven, steam oven, gas cooktop, new Miele dishwasher (new in 2025), and JennAir refrigerator. The main level has a large dining room for family gatherings with several windows at the back of the house. The powder room features a water-saving electric 'hatbox' toilet and concrete sink/vanity. A rear mudroom leads to the backyard oasis. The second level includes 2 bedrooms consisting of the impressive primary bedroom with vaulted ceilings, gas fireplace, custom closet built-in cabinetry, and bright ensuite with dual vanities, airjet freestanding tub, tiled shower with glass door and body jets, and travertine flooring.

The second bedroom/office features a walk-in closet and is located beside a full bathroom with tub/shower combo and travertine tiles. A convenient laundry cupboard on this level features a washer and dryer new in 2020. The third level has a bright spacious bedroom/multi-use room with vaulted ceilings, sky lights and wool carpet. The basement level with 10-foot ceilings has in-floor radiant heat and wool carpet throughout the excellent layout which includes a family room with custom built-in walnut cabinetry wall, 2 bedrooms, full bathroom with the second set of laundry hookups, and a utility room. Custom Hunter Douglas shutter blinds throughout the house add an elegant touch to this beautiful home. New hot water tank in 2025, new furnace in 2018, and new roof in 2024. Move in this summer to enjoy all that this home offers!