



GRASSROOTS
REALTY GROUP

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2608 13 Avenue NW
Calgary, Alberta

MLS # A2334056



\$2,849,900

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,899 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Heated Garage, On Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

**** OPEN HOUSE: Friday, Sept 11 from 3:00 to 6:00pm **** An exceptional expression of contemporary luxury, this newly built custom bungalow combines architectural design, sophisticated interiors, exceptional craftsmanship and impressive scale in one of Calgary's most desirable inner-city communities. Designed by John Trinh & Associates, with interiors curated by Dashney Interior Design and built by National Star Homes, every element of this residence has been thoughtfully considered, from its striking architectural presence and refined material palette to its highly functional floor plan and extensive custom millwork. Offering approximately 5,619 sq. ft. of developed living space across two beautifully finished levels, the home delivers the rare combination of expansive bungalow living with an exceptionally developed lower level. Soaring vaulted and tray ceilings, oversized windows and carefully selected finishes create bright, sophisticated spaces that feel both impressive and inviting. At the heart of the home is a chef-inspired kitchen featuring Sub-Zero appliances, custom cabinetry, extensive millwork, an oversized statement island, a full butler's pantry and additional walk-in pantry. The kitchen flows seamlessly into the dining and living areas and provides direct access to the rear deck, creating an effortless setting for everyday living and entertaining. The main-floor primary retreat is designed as a private sanctuary, complete with a spa-inspired ensuite featuring a freestanding soaker tub, oversized shower, double vanity and extensive custom closet storage. A second main-floor bedroom with its own ensuite, powder room, laundry and custom mudroom add exceptional functionality. The fully developed lower level elevates the home's lifestyle offering with a theatre, recreation room, wet bar, gym, sauna, cold plunge, steam shower,

office/flex space, second laundry, two additional bedrooms and generous storage. Throughout the residence, engineered hardwood, designer tile, premium fixtures, sophisticated lighting and extensive custom detailing reinforce the quality and craftsmanship behind the home. A rare opportunity to own a truly distinctive new-build bungalow where architecture, interior design and elevated functionality come together in one exceptional St. Andrews Heights residence.