



GRASSROOTS
REALTY GROUP

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1042 13 Avenue SW
Calgary, Alberta

MLS # A2334474



\$729,000

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Carport, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 934
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Sauna, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: N/A

FULLY RENOVATED | WALK-UP LOWER LEVEL | WORK-LIVE POTENTIAL | SAUNA | CENTRAL A/C | GARAGE + COVERED STALL | FRONT & BACK PATIOS | PHENOMENAL INNER-CITY LIFESTYLE | Modern architecture and exceptional craftsmanship come together in this fully renovated home within the acclaimed Connaught Gardens by Jeremy Sturgess. One of just 11 homes thoughtfully arranged around a tranquil Japanese garden, this architecturally significant development was recognized by the Calgary Herald as a superior inner-city living environment. Gather with family and friends in the open-concept main floor where gleaming hardwood flooring, oversized windows and designer lighting create a bright, sophisticated atmosphere. Curl up beside the striking double-sided fireplace that anchors the living while adding warmth and character throughout. Prepare memorable meals in the beautifully appointed kitchen featuring granite countertops, full-height cabinetry, stainless steel appliances, a gas stove and an oversized island that naturally brings everyone together. Open the door to the Juliet balcony and welcome a refreshing breeze or unwind on the private patio surrounded by lush landscaping. Appreciate the convenience of a stylish built-in entry and a beautifully finished powder room that completes the main level. Ascend the glass-railed staircase to an upper level finished with the same hardwood flooring for a seamless contemporary aesthetic. Unwind in the spacious primary retreat featuring a custom walk-in closet designed for effortless organization. Another generous bedroom accommodates family or guests with ease, while the versatile flex room with built-in desk adapts beautifully as a home office, gym or guest space. Refresh in the elegant 5-piece bathroom where dual sinks and a large skylight fill the space with natural light and enjoy the

added convenience of upper-level laundry. Thoughtful design extends into the fully finished lower level where a separate walk-up entrance makes the space ideal for a home business, multi-generational living or future suite potential with City approval. Settle in for movie nights in the spacious recreation room with a built-in media centre before unwinding in the rejuvenating sauna located within the stylish lower bathroom. Welcome overnight guests in the 4th bedroom, while the thoughtfully designed mudroom with custom built-ins keeps everyday essentials organized after entering through the lower entrance. Stay comfortable all summer with central air conditioning and appreciate the convenience of both a single garage and a covered parking stall. Walk across the street to Connaught School and its playground, stroll to the restaurants, cafés and boutiques along 17th Avenue, pick up groceries just around the corner or enjoy an easy walk into downtown for work, entertainment and everyday amenities.