



GRASSROOTS
REALTY GROUP

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1902 13 Street SW
Calgary, Alberta

MLS # A2343391



\$1,495,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,159 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Welcome to Upper Mount Royal, one of Calgary's most established and sought-after inner-city communities, where quiet tree-lined streets meet the restaurants, cafes, and energy of 17th Ave SW. This 4-bedroom, 3.5-bath detached infill is modern, beautifully finished, and designed to actually live in. From the brick exterior, artificial turf, and integrated landscape lighting to the thoughtful details inside, this home has presence without feeling overdone. Step inside to soaring ceilings, wide-plank hardwood floors, and a warm, modern entry with a custom built-in bench and wood slat feature wall. The main floor is open, bright, and made for entertaining. The kitchen centres around a large waterfall quartz island and features full-height flat-panel cabinetry, premium appliances, under-cabinet lighting, and statement pendants. The mix of black and natural wood finishes gives the space a clean, timeless feel. The living room is a standout, with a floor-to-ceiling black marble fireplace with gold veining that instantly draws your eye. Large sliding doors open onto the rear deck and landscaped backyard, complete with privacy screens, underground sprinklers, and ambient lighting. It's an easy extension of the main floor and a great space to enjoy in the warmer months. A stylish powder room and practical mudroom with built-in storage complete the main level. Upstairs, a glass-enclosed staircase with open risers and LED lighting leads to a bright and spacious primary suite. Arched windows bring in tons of natural light, while the ensuite feels like a true retreat with heated floors, a freestanding tub, steam shower with rainfall head, and beautiful marble finishes. Two additional bedrooms, a modern 4-piece bath with heated floors, and a well-designed laundry room with sink and extra storage complete the upper level. The fully finished basement adds even more

usable space with a large media room, built-in media unit, wet bar with wine storage, and a dedicated exercise area with rubber flooring and mirrored wall. There's also a fourth bedroom and full bath, making it ideal for guests, older kids, or a home office. The home is also packed with smart and practical features, including phone-controlled heating, cooling, lighting, security, and fireplace, along with built-in speakers, Hunter Douglas automated blinds, central A/C, security cameras, and an insulated double garage roughed-in for a gas heater. The location is a huge part of the appeal. Walk to coffee, dinner, shops, and everyday amenities along 17th Ave, with Western Canada High School, Mount Royal School, nearby green spaces, and downtown all close by. Stylish, functional, and incredibly well located, this is a home that's easy to fall in love with the moment you walk through the door.