# $1,341,600 - 2303 13 Street Nw, Calgary

MLS® #A2183072

**$1,341,600**
3 Bedroom, 4.00 Bathroom, 2,236 sqft
Residential on 0.00 Acres

Capitol Hill, Calgary, Alberta

Nestled in the family-friendly community of Capitol Hill, this impeccably built property is a masterpiece of architectural excellence by Jackson McCormick and Paul Lavoie Interior Design. With over 2230sq ft of luxurious living space, this 3-bedroom, 3.5-bath home is a rare find where no detail has been overlooked. Immerse yourself in a park-like setting with breathtaking east views from the rooftop patio. This exquisite outdoor space, featuring a green roof vegetation system and wired for a hot tub, offers a serene retreat to bask in the sun from dawn to dusk. The home is bathed in natural light, accentuating the gorgeous hardwood floors that flow throughout all levels. Upon entry, be greeted by a versatile space perfect for a home office or additional bedroom, complete with a 3pc ensuite. The main level boasts an inviting open-concept kitchen, featuring sleek cabinetry, a built-in pantry with pull-outs, quartz countertops, an expansive center island, and a high-end Fisher & Paykel appliance package. A glass-enclosed wine cellar adds a touch of sophistication. Step out to a spacious patio with a BBQ line, overlooking the tranquil parkâ€”ideal for morning coffees and alfresco dining. The generous dining room is enhanced by a modern slat wall design and is perfect for hosting elegant gatherings. It flows seamlessly into a grand living area, where a fireplace invites you to unwind with a glass of wine and a good book. Central air conditioning ensures year-round comfort. The upper level is a haven

of luxury, featuring the primary bedroom with a custom walk-in closet and built-in shelving. The opulent 5pc ensuite includes his and her sinks, a soaker tub, and a glass-enclosed shower with a bench. An additional primary bedroom also has a beautifully appointed 5 pc ensuite bathroom, while a convenient laundry room with ample shelving completes this level. The attached double-car garage offers secure parking and a heated driveway for added convenience. This unit has been designed for the addition of an elevator if you so choose. Located minutes from downtown, the University of Calgary, shops, restaurants, and local schools, this home is perfectly positioned for both tranquility and accessibility. Don't miss the opportunity to live in this bespoke property in Capitol Hill, where luxury meets a serene park-like setting in perfect harmony.

Built in 2022

## Essential Information

| | |
|---|---|
| MLS® # | A2183072 |
| Price | $1,341,600 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,236 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 2303 13 Street Nw |
| Subdivision | Capitol Hill |

| | |
|---|---|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M1T8 |

## Amenities

| | |
|---|---|
| Amenities | Snow Removal |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

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|---|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating | In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Basement | None |

## Exterior

| | |
|---|---|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Back Lane |
| Roof | Asphalt |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | December 20th, 2024 |
| Days on Market | 132 |
| Zoning | M-CG |

## Listing Details

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|---|---|
| Listing Office | Century 21 Bamber Realty LTD. |

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