



GRASSROOTS
REALTY GROUP

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1902 13 Street SW
Calgary, Alberta

MLS # A2262910



\$1,750,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	2023 (2 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:	Finished, 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

Step into refined luxury in this stunning modern home, perfectly situated in UPPER MOUNT ROYAL! Designed for effortless living, this 4-bed, 3.5-bath masterpiece offers endless impeccably crafted living space w/ high-end finishes and upgrades throughout! The striking brick exterior, lush artificial turf, and integrated lighting create an unforgettable first impression. Inside, the foyer welcomes you w/ soaring ceilings, wide-plank hardwood floors, and a stylish built-in bench w/ wood slat wall. A bright, open dining space w/ designer lighting and modern wood accented wall flows seamlessly into the high-end kitchen, a true showstopper w/ a massive waterfall quartz island, full-height flat panel cabinetry, and premium appliances. The sleek black and wood-accented cabinetry is complemented by under-cabinet lighting and island pendants that add a warm, inviting glow. The living room is anchored by a statement fireplace w/ floor-to-ceiling black marble w/ gold veining, creating a sophisticated yet cozy retreat. A wall of sliding glass doors extends the living space onto the deck, where extra-wide steps lead to the beautifully landscaped backyard featuring PRIVACY SCREENS, landscape lighting, and underground sprinklers for easy maintenance. An elegant powder room w/ a black vessel sink and a side mudroom w/ built-in storage round off the main level. A custom glass-enclosed staircase w/ open riser stairs and LED accent lights leads to the second floor, where the primary retreat is a true sanctuary. The spacious bedroom features modern ceiling lighting, arched windows, a sliding barn door, and a spa-inspired ensuite. The ensuite is a masterpiece w/ black and gold-veined marble, a freestanding tub, a glass-enclosed STEAM SHOWER w/ a rainfall head, and HEATED FLOORS for ultimate comfort. Two additional bedrooms, a sleek 4-piece bath w/ upgraded

shower glass and heated floors, and a well-appointed laundry room w/ extra storage, a sink, and geometric tile flooring complete this level. The fully finished basement is the ultimate entertaining space, featuring a spacious media room w/ a built-in entertainment unit, a stylish wet bar w/ a full-height backsplash and wine storage, and an exercise area w/ rubber flooring and a mirrored wall. A fourth bedroom and another full bathroom w/ upgraded shower glass complete this level. This home is fully equipped w/ SMART HOME TECHNOLOGY, allowing you to control heating, cooling, lighting, security, and even the fireplace – all from your phone! The built-in sound system ensures seamless audio throughout, while Hunter Douglas AUTOMATED BLINDS add a touch of convenience. Additional features include A/C, security cameras, and an insulated DOUBLE GARAGE roughed-in for a gas heater. Located just steps from 17th Ave, this home offers unbeatable access to top restaurants, cafés, shopping, parks, and some of Calgary’s best schools. Enjoy the perfect blend of urban convenience and upscale living in one of the city’s most sought-after neighbourhoods!