



1, 408 13 Street NW
Calgary, Alberta

MLS # A2138819



\$1,250,000

Division:	Hillhurst		
Type:	Residential/Triplex		
Style:	3 Storey		
Size:	2,165 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Wet Bar		

Inclusions: na

Architecturally dynamic and stunningly luxurious, this award-winning executive townhome by Blok Home Developments is a dreamy modern oasis in popular Hillhurst. A serene, treed street and a lush front yard create a sense of seclusion as you walk up to the front door. Inside, dramatic design focuses on natural light and a nature-inspired palette combined with clean lines and sleek finishes. A gas fireplace in a stone hearth is the focal point of the living area, where high ceilings and huge statement windows create an airy feel. Light luxury vinyl plank flooring spans this level as it flows back through a jaw-dropping gourmet kitchen. An eat-up island brings the space together around the gas range top, with an artistic and symmetrical backdrop of full-height cabinets along with stainless appliances that include a built-in microwave and wall oven. Exposed beams in the dining room add a classic sense of depth and elegance. A powder room just off the stairs finishes this entertainer's paradise. Open tread stairs lead to the second level, which is beautifully laid out with two bedrooms, one to each side of a den that could easily be an office or reading nook, and it also holds the laundry area. Opaque sliding doors add a unique visual element and the bathroom is gorgeous with dual sinks, a tiled shower, and a freestanding soaker tub all in monochromatic tones and exquisite finishes. A balcony on this storey is a rare feature that really connects your indoor and outdoor spaces. The top floor is reserved for the primary suite, beginning with a sunny sitting area where you can take in peaceful views as you start or end your day, and a spacious bedroom enjoys a private balcony. Time will stop as you enter the dazzling ensuite, and you may never want to leave this spa-like retreat. At its heart, a glassed-in shower offers dual showerheads, and there are dual sinks as well in a

fantastic layout for couples. The oversized soaker tub begs you to slow down for some self-care, and even the walk-in closet is a haven that elevates the simple act of dressing. Downstairs, the lower level shares light from the open stairwell, making the rec area a fantastic spot for your office or home gym, while a wet bar also lends the space to your theatre or game night setup. Another bedroom includes a built-in desk, and another well-appointed bathroom completes this storey. Outside, the patio is wonderfully private and gets plenty of afternoon sunlight. A detached garage off the alley is a prized feature in this style of home, providing off-street parking and additional storage. This home is set right in the heart of Calgary's hottest neighbourhood, with Kensington's shops and restaurants right at your doorstep. In walking distance, you can head to one of the local parks, SAIT, or enjoy all the scenic Bow River Pathway has to offer. Downtown is only minutes away, as are the grocery store and the C-train, allowing you to live an entirely walkable (or cyclable) lifestyle. See this one today!