

\$1,680,000 - 456 13 Street Nw, Calgary

MLS® #A2091745

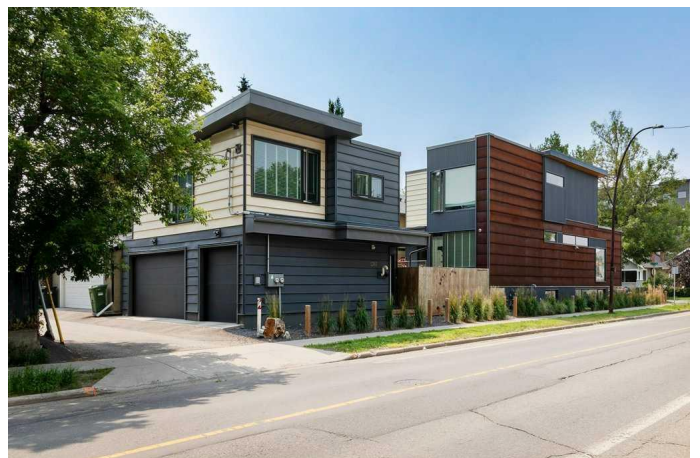
\$1,680,000

6 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0.12 Acres

Hillhurst, Calgary, Alberta

Distinctive Home with over 4,300 sq. ft. of creative, uniquely developed living space in the main home as well as a separate legal suite. Bright, sunlit rooms throughout provide a restful, spacious, and cozy atmosphere with a safe and strong structure design grounded to earth. The 831 sq. ft. separate legal suite above the garage has the same quality finishing as the main home and has its own separate address, a separate main street access as well as private, direct access to the unit from its own single garage bay. Total of 5 bedrooms and 4 bathrooms (2 - 3 pce and 2 - 4 piece) between home and suite. The main home is very inviting with spacious entry leading to open concept living, dining and gourmet kitchen area with a (4m) island and loads of storage, 10 ft. ceilings and main level bedroom and bath that can be closed off from the main living area with pocket doors ideal for someone with a physical impairment. The steel concrete and glass open style staircase leads to the upper -level primary bedroom, 3rd bedroom, and flex room area leading to an upper deck. The lower level contains a very large family/studio room, another flex room area and 4th bedroom/bathroom. Some features of this outstanding home include A/C, Hydronic in floor heating in lower level, air exchanger, 3 decks, wiring for fibreoptics top to bottom, Core 10 steel on some of the exterior, Duxton multiple large 2 pane windows, privacy vinyl on basement windows, gas fireplace, LED lighting throughout and



much more. The location is close to too many amenities to cover including Riley Park, C-Train access, proximity to SAIT/ACAD, U of C, shops, bowling clubs, quick access to major highways and 5 minutes to the river. You can bike almost anywhere and walk to downtown in 15 minutes! Enjoy a downtown lifestyle in a distinctive, efficient home in the wonderful, established community of Hillhurst in Calgary.

Built in 2016

Essential Information

MLS® #	A2091745
Price	\$1,680,000
Sold Price	\$1,590,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,300
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	456 13 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Z2

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Paved, Side By Side, Triple Garage Detached

Interior

Interior Features	Built-in Features, Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Refrigerator, Trash Compactor, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt/Gravel, Flat
Construction	Metal Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2023
Date Sold	May 3rd, 2024
Days on Market	179
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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