

\$974,900 - 223 13 Avenue Ne, Calgary

MLS® #A2112801

\$974,900

4 Bedroom, 4.00 Bathroom, 1,802 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Welcome to The Fujin! Located in desirable Crescent Heights this brand-new, Homes by Sorensen home, is sure to impress. New homes like this do not become available in Crescent Heights often! You will not beat this premiere location being walking distance to nearby parks and with your proximity to Crescent Hill. When you enter this stunning home, you are greeted by a spacious and functional front entrance, followed by open concept dining to the kitchen. The classic yet modern kitchen is large and boasts loads of cabinetry space. And of course, feature pendant lights above your 12 foot kitchen island, paired with stainless-steel appliances. The living room sits beside sliding doors onto your massive floating deck, allowing for a seamless merge between indoor and outdoor living spaces. Perfect for everyday living or entertaining. The back mudroom is finished with a feature floor tile and custom storage, it is connected to the powder room for convenient and private access. Stunning CRAFT engineered hardwood floors complete the main floor. Moving upstairs, the principal bedroom is spacious and paired with large walk-in-closet. Attached you will find a spa like ensuite featuring a luxury tile shower, double vanity, free standing tub, and water closet. Your sizable laundry room with folding space is conveniently located on the upper floor. All bedrooms in The Fujin are large and functional. The upper floor foyer is roomy, allowing for seating or desk space. In the



expansive basement, the living space is ample and completed with a wet bar, perfect for flex-space that suites your family! This home includes roughed in central air and, incredible SOUTH facing backyard amenity space, 10 foot ceilings on the main floor and so much more! The garage has a mono-sloped roof pitch, perfect for your future south facing SOLAR array! Book your showing while this incredible home is still available!

Built in 2023

Essential Information

MLS® #	A2112801
Price	\$974,900
Sold Price	\$974,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,802
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	223 13 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1B8

Amenities

Parking Spaces	2
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Parking	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage Faces Rear
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Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Sump Pump(s), Wet Bar
Appliances	Dishwasher, Electric Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 28th, 2024
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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