

# \$775,000 - 1953 13 Street Nw, Calgary

MLS® #A2142272

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,492 sqft

Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Discover the perfect blend of modern design and urban convenience in this exquisite end unit located in the highly sought-after Capitol Hill community. With just under 1500 square feet of beautifully crafted living space, this home offers comfort and elegance at every turn. As you step inside, you'll be welcomed by a bright and airy main floor, featuring 9' ceilings and sleek vinyl plank flooring. The inviting living room, with its stylish electric fireplace, seamlessly connects to the dining area and the gourmet kitchen. The kitchen is a chef's delight, boasting quartz countertops and custom cabinetry. Venture upstairs to find three spacious bedrooms, including a luxurious master suite. The master suite is a serene retreat, complete with a 4-piece ensuite featuring his and her sinks and a generous walk-in closet. The upper level also houses a laundry area and an additional full bathroom with a shower, all enhanced by plush carpeting for added comfort. The fully developed basement expands your living space with a versatile flex area, a chic wet bar, an extra bedroom, and a full bathroom. This space is perfect for entertaining guests or providing extra room for family members. Situated in the vibrant Capitol Hill neighbourhood, this property offers unparalleled access to parks, schools, shopping centers, and transit systems, ensuring a convenient and dynamic lifestyle. Don't miss your chance to own this exceptional home in one of Calgary's most desirable communities.



Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2142272      |
| Price          | \$775,000     |
| Sold Price     | \$755,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,492         |
| Acres          | 0.14          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1953 13 Street Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 5G8           |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Bar, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator                         |
| Heating           | Forced Air                                                             |
| Cooling           | Rough-In                                                               |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Electric                                                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Other                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 2nd, 2024    |
| Date Sold      | August 23rd, 2024 |
| Days on Market | 52                |
| Zoning         | R-CG              |
| HOA Fees       | 0.00              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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