

# \$1,795,000 - 1902 13 Street Sw, Calgary

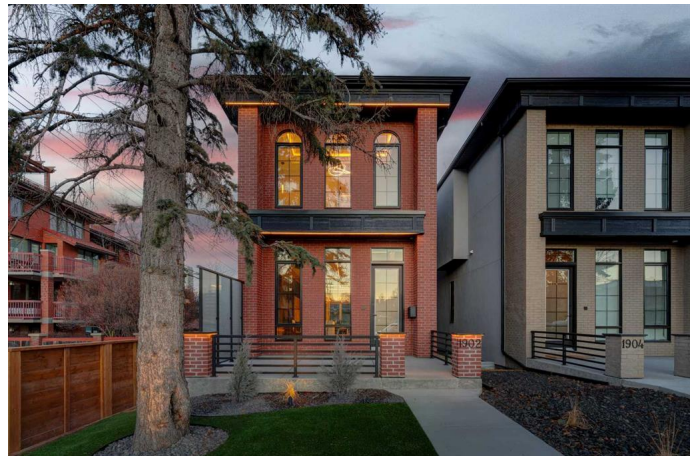
MLS® #A2201480

**\$1,795,000**

4 Bedroom, 4.00 Bathroom, 2,172 sqft  
Residential on 0.07 Acres

Upper Mount Royal, Calgary, Alberta

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!

Built in 2023

### **Essential Information**

MLS® #	A2201480
Price	\$1,795,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,172
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1902 13 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3P6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bookcases, Closet Organizers, Double Vanity, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Wet Bar, Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Built-In Oven, Gas Cooktop, Range Hood, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	84
Zoning	R-C2

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.