

\$2,348,000 - 120 13 Street Ne, Calgary

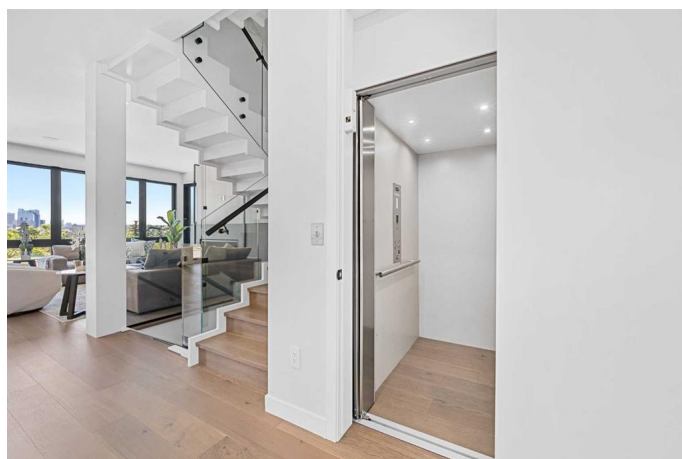
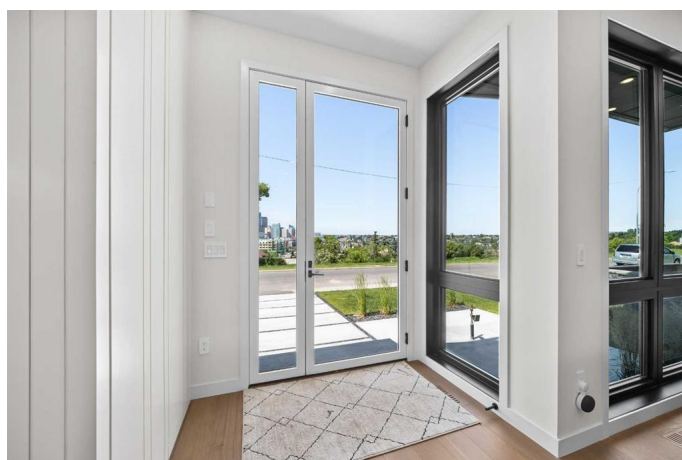
MLS® #A2214216

\$2,348,000

5 Bedroom, 6.00 Bathroom, 3,790 sqft
Residential on 0.10 Acres

Renfrew, Calgary, Alberta

An architectural masterpiece by Silverpoint Custom Homes and Paul Lavoie Interior Design. Perched on a spectacular lot overlooking Bridgeland, and offering breathtaking views of the City and Rocky Mountains. A 5,200-square-foot gem, which seamlessly blends Hollywood Hills vibes, in a meticulous and one of a kind design. A fantastic open floor plan with a separate formal living and dining rooms overlooking the city. Boasting a truly magnificent kitchen, featuring a 13ft waterfall island and all MIELE appliances. Hardwood floors weave throughout the four levels including the basement, creating a harmonious atmosphere of seamless design. The main level surprises you with a hidden coat closet, a spacious mudroom, and a private den overlooking a backyard oasis with a large deck, (hot-tub ready) Move effortlessly between levels via the elevator or a captivating floor to ceiling glass-walled staircase leading to three generous bedrooms and a master top suite, simply like no other. The second floor offers 3 spacious bedrooms with panoramic city views from 2 bedrooms, private balconies, and a separate family lounge with access to a full guest bath. A fabulous laundry room and linen closet complete this level, not to mention large picture windows offering full sunrise worthy east views. The third-floor PRINCIPAL BEDROOM is a showstopper with a HUGE BALCONY showcasing the best panoramic city and mountain views. A separate lounge



area with coffee bar, fridge and a built in TV LIFT separate the bedroom area. As you enter the ensuite, flooded with natural light, a magical SMARTGLASS window gives you the option of privacy, or to enjoy the fabulous city views while soaking in the tub. A luxurious dual vanity, dual spa shower area surrounded by glass, featuring heated floors and shower bench. The walk-in wardrobe suite is a one of a kind dream space, with built in's that will rival a designer shop. Large skylights, a huge window and your own washer/dryer, make this the perfect dressing area. The lower level caters to the extended family and features a media area with full bar, gym, and a large bedroom. A full bath including a steam shower completes this level with all heated hardwood flooring. The outdoor spaces surrounding the house lets you indulge in extended year round outdoor living. A large front patio with a fire pit option, and seating lets you indulge in the west city and mountain views. The rear yard offers you a great dining space, and private relaxation areas with an optional hot tub, and a multi purpose sports area or green space. This home as expected includes all Smart home features, an elevator, extensive internal glass walls, AC, infloor heat, and an oversized garage with a 3rd car optional parking pad. An amazingly unique home with modern, yet classic design elements, encompassing every luxury option a discerning home owner would desire in their dream home.

Built in 2024

Essential Information

| | |
|------------|-------------|
| MLS® # | A2214216 |
| Price | \$2,348,000 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 5 |

| | |
|----------------|-------------|
| Half Baths | 1 |
| Square Footage | 3,790 |
| Acres | 0.10 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 120 13 Street Ne |
| Subdivision | Renfrew |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E4S1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Carport, Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Breakfast Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, Elevator, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Sump Pump(s), Wet Bar, Wired for Data, Wired for Sound |
| Appliances | Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Disposal, Dryer, Humidifier, Washer, Wine Refrigerator |
| Heating | Forced Air, Natural Gas, In Floor |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Bedroom, Great Room, Three-Sided |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Balcony, BBQ gas line |
| Lot Description | Back Lane, Back Yard, Landscaped, Front Yard, Private |
| Roof | Flat Torch Membrane |
| Construction | Metal Siding, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 116 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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