

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

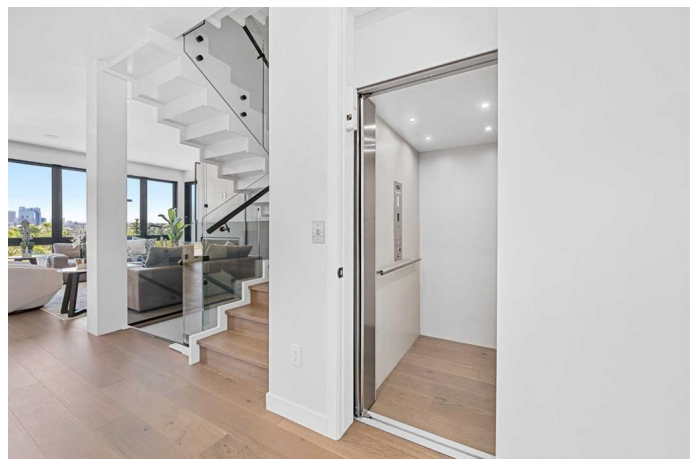
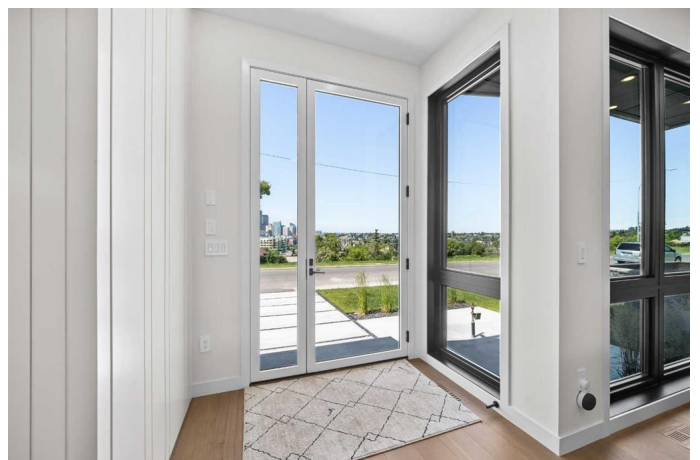
MLS® #A2214216

\$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	107
Zoning	R-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.