

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

MLS® #A2214216

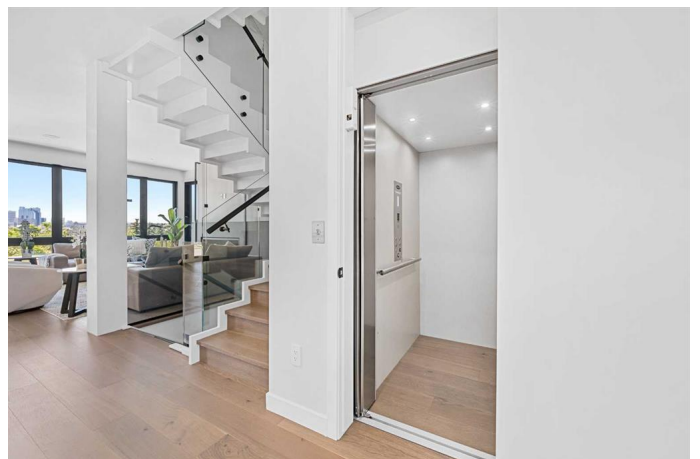
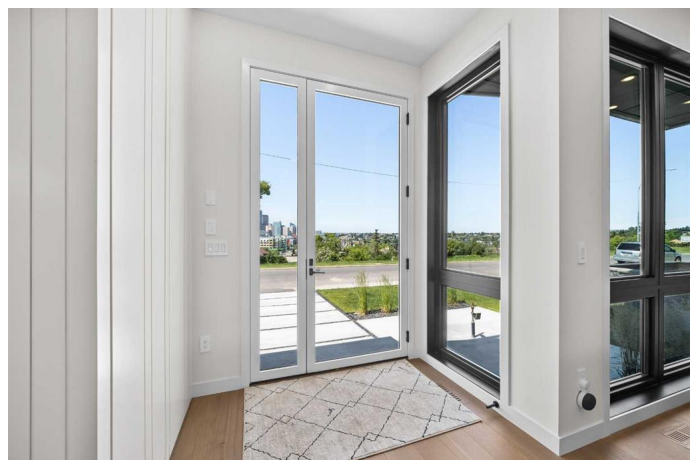
**\$2,348,000**

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 full third car garage option which can be built prior to possession for the buyer. 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        | Garage Door Opener, Insulated, Carport, Double Garage Detached, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                              |

### Interior

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

**Exterior**

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 173           |
| Zoning         | R-C2          |

**Listing Details**

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

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