

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

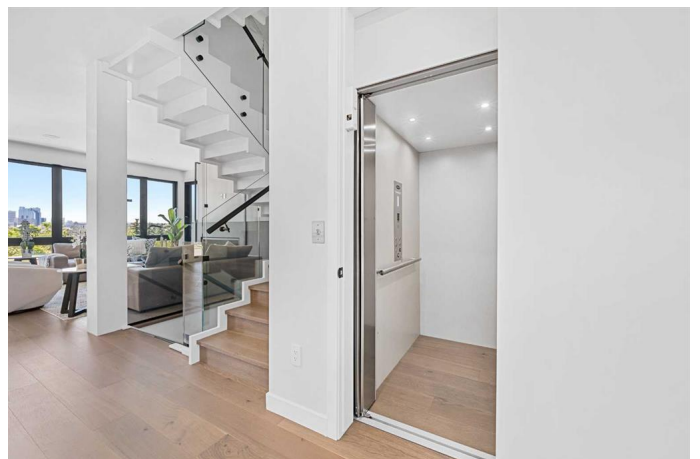
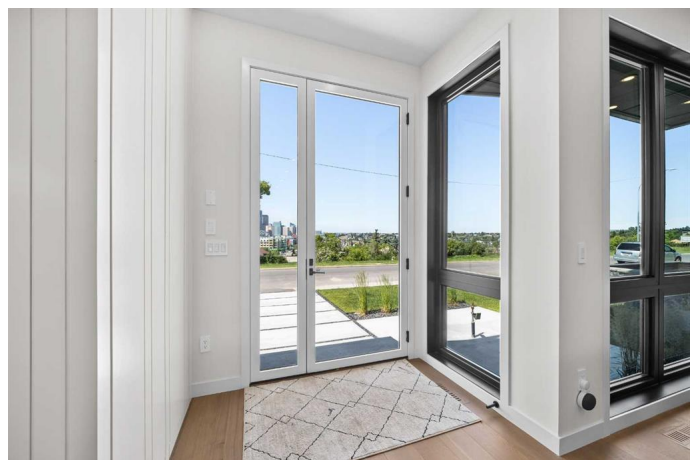
MLS® #A2214216

**\$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	90
Zoning	R-C2

## Listing Details

Listing Office	RE/MAX Realty Professionals
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