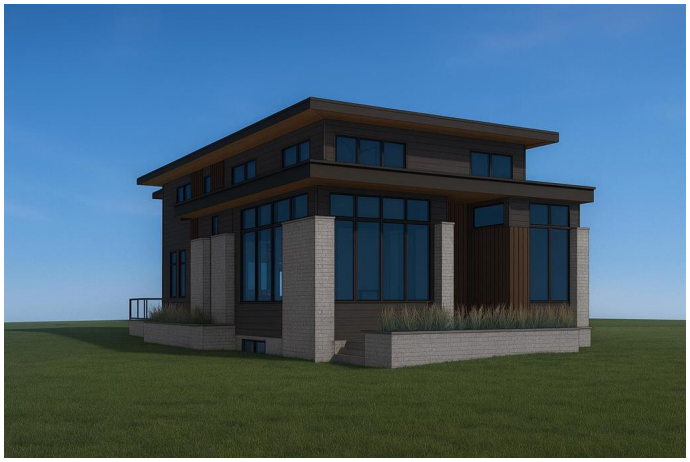
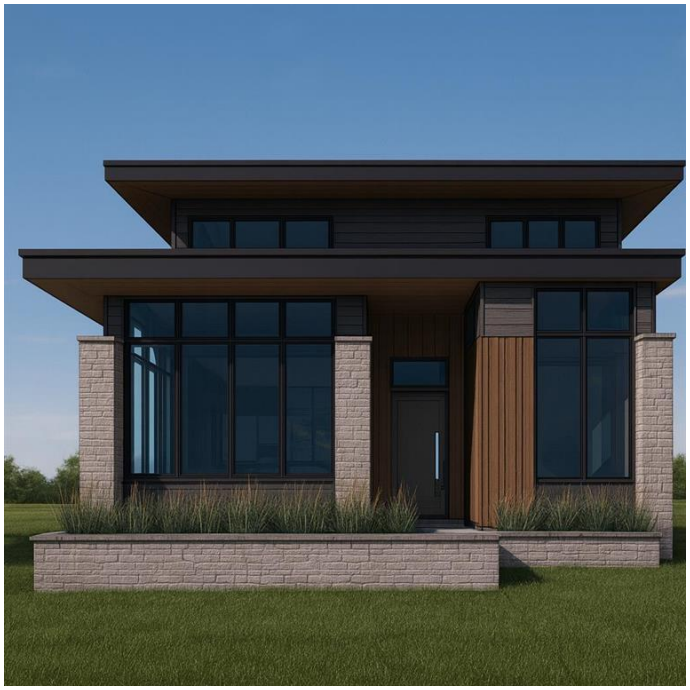
$2,475,000 - 1736 13 Avenue Nw, Calgary

MLS® #A2245691

$2,475,000
5 Bedroom, 4.00 Bathroom, 3,043 sqft
Residential on 0.12 Acres





Hounsfield Heights/Briar Hill, Calgary, Alberta

PRESALE OPPORTUNITY! Executive single-family home coming soon to a quiet CORNER LOT (42 by 120 feet) in the prestigious community of Briar Hill. This distinctive project by boutique builder Icon Design and Development comes with an approved Development Permit and is ready to begin construction once the right buyer steps forward. Are you a Builder or prefer to build later? The developer is also offering the land with approved plans for $950K (GST included) with no build commitment required. Thoughtfully designed in collaboration with Studio Felix, this home blends striking architecture with curated interior selections. Expect custom millwork, bold mid-century modern accents, and premium finishes throughout. The layout is designed for modern family livingâ€”featuring four bedrooms upstairs, a main floor office, and a fully developed basement complete with a guest bedroom, recreation space, wet bar, full bathroom, and home gym. With approximately 4,500 sq ft of developed space, this is a rare opportunity to build your dream home in one of Calgaryâ€™s most desirable inner-city neighborhoods. Floor plans available upon requestâ€”contact us early to personalize your interior finishes.

Built in 2026

Essential Information

MLS® #	A2245691
Price	$2,475,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,043
Acres	0.12
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1736 13 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1L1

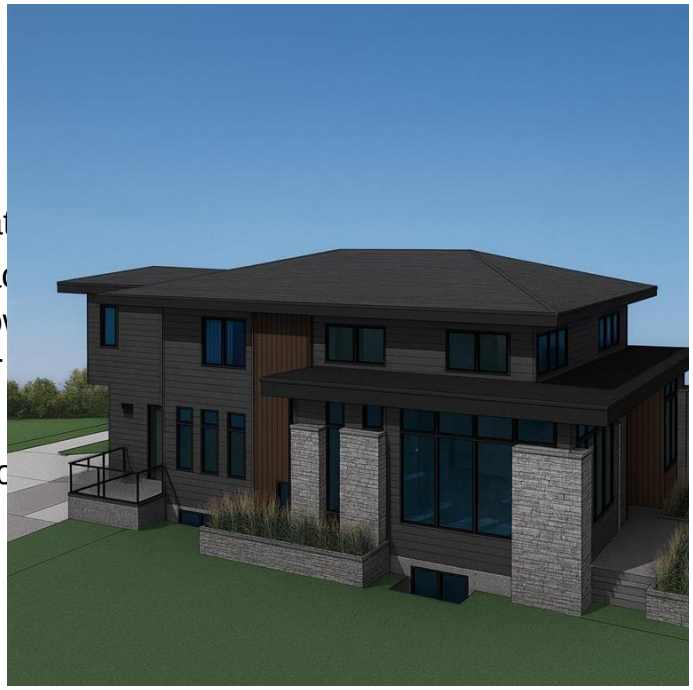
Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	None
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	BBQ gas line, Lighting, Privat
Lot Description	Back Lane, Back Yard, Bac Front Yard, Landscaped, Lov Behind, Private, Rectangular
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wo
Foundation	ICF Block

Additional Information

Date Listed	August 8th, 2025
Days on Market	33
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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