

1736 13 Avenue NW

Calgary, Alberta

MLS # A2245691



\$2,475,000

|             |                                                                                                                                                                                                                              |        |                   |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------|
| Division:   | Hounsfield Heights/Briar Hill                                                                                                                                                                                                |        |                   |
| Type:       | Residential/House                                                                                                                                                                                                            |        |                   |
| Style:      | 2 Storey                                                                                                                                                                                                                     |        |                   |
| Size:       | 3,043 sq.ft.                                                                                                                                                                                                                 | Age:   | 2026 (-1 yrs old) |
| Beds:       | 5                                                                                                                                                                                                                            | Baths: | 3 full / 1 half   |
| Garage:     | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversi                                                                                                                                                        |        |                   |
| Lot Size:   | 0.12 Acre                                                                                                                                                                                                                    |        |                   |
| Lot Feat:   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yar                                                                                                                                                    |        |                   |
| Heating:    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                        |        | Water: -          |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                                                       |        | Sewer: -          |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                              |        | Condo Fee: -      |
| Basement:   | Finished, Full                                                                                                                                                                                                               |        | LLD: -            |
| Exterior:   | Composite Siding, Stone, Wood Frame                                                                                                                                                                                          |        | Zoning: R-CG      |
| Foundation: | ICF Block                                                                                                                                                                                                                    |        | Utilities: -      |
| 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) |        |                   |
| Inclusions: | Appliances to be Selected                                                                                                                                                                                                    |        |                   |

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 living&mdash;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 Calgary&rsquo;s most desirable inner-city neighborhoods. Floor plans available upon request&mdash;contact us early to personalize your interior finishes.