

1719 13 Street SW  
Calgary, Alberta

MLS # A2223763

**\$1,799,000**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                         |               |                   |
| <b>Type:</b>     | Residential/Duplex                        |               |                   |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 3,743 sq.ft.                              | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 4 full / 2 half   |
| <b>Garage:</b>   | Double Garage Detached, Oversized         |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Views               |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Flat                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                | <b>Zoning:</b>    | M-C2 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Smart Home, Soaking Tub, Steam Room, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Control 4 Home Automation system, Basement Home Theatre equipment

Experience elevated urban living in this architecturally crafted, European-inspired masterpiece with stunning downtown views in prestigious Mount Royal. With more than 4,800 sq.ft. of meticulously designed living space, this residence blends timeless elegance with cutting-edge functionality—perfect for executives, modern families, or investors seeking unparalleled design, privacy, and location. From the moment you enter, the 10-foot ceilings, wide plank Canadian oak hardwood floors, and designer imported finishes set a tone of understated luxury. The chef-calibre kitchen is a culinary dream featuring Miele appliances, an integrated wine centre, a waterfalled quartz island, and imported Spanish cabinetry. The open-concept main floor flows effortlessly into a spacious living and dining area designed for entertaining—complete with custom lighting, Control4 home automation, and integrated audio/video systems throughout. Second-floor bedrooms each boast a private ensuite. A separate lounge area and den complete this floor. The show-stopping primary retreat occupies the entire third floor. Here, you'll find a perfect, private home office with downtown views and an outdoor deck, an oversized primary bedroom, a spa-inspired enclosed steam room with a shower and tub, and a walk-in closet that feels more like a boutique dressing room. The fourth floor features a perfect artist's loft and a two-piece bathroom, leading to an incredible private rooftop patio with panoramic downtown skyline views and a gas firepit—an ideal spot to start or end your evening. The lower level, with in-floor heat, includes a fully equipped home theatre, additional storage, a fourth bedroom, and a full bathroom, making it as functional as it is fabulous. Step outside to your private, low-maintenance backyard oasis—an ideal space for indoor-outdoor entertaining. This

beautifully designed back patio offers privacy and ambiance, whether hosting summer dinner parties, sipping cocktails al fresco, or enjoying quiet mornings lingering over coffee with family and friends. Enjoy panoramic downtown skyline views from your private rooftop patio featuring a fire table&mdash;an ideal spot to start or end your evening.&nbsp;This home is built to impress&mdash;and last: an 8-inch reinforced concrete party wall, full spray foam insulation, and solid core doors ensure unmatched soundproofing and energy efficiency. The handcrafted oak staircase with 10mm frameless glass railings and strategically placed skylights flood every level with natural light. The heated double detached garage and two additional off-street parking stalls ensure room for everyone. And if you ever feel like leaving this sanctuary, the vibrant shops, dining, and amenities of 17th Avenue SW are just steps away. Whether you're looking for an exclusive residence or a high-end income-generating asset, this one-of-a-kind luxury home delivers an uncompromising lifestyle in one of Calgary's most desirable neighbourhoods.