

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

MLS® #A2245691

\$2,475,000

5 Bedroom, 4.00 Bathroom, 3,043 sqft
Single Family 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 living—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's most desirable inner-city neighborhoods. Floor plans available upon request—contact us early to personalize your interior finishes. (id:6289)

Built in 2026

Essential Information



Listing #	A2245691
Price	\$2,475,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,043
Acres	0.12
Year Built	2026
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage, Oversize
# of Garages	2

Interior

Appliances	None
Heating	Natural gas Other, Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Composite Siding, Stone
Exterior Features	Landscaped
Construction	Wood frame

Foundation

See Remarks

Listing Details

Listing Office

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Listing information last updated on October 13th, 2025 at 6:16am PDT