

# \$859,900 - 2121 13 Street Nw, Calgary

MLS® #A2259773

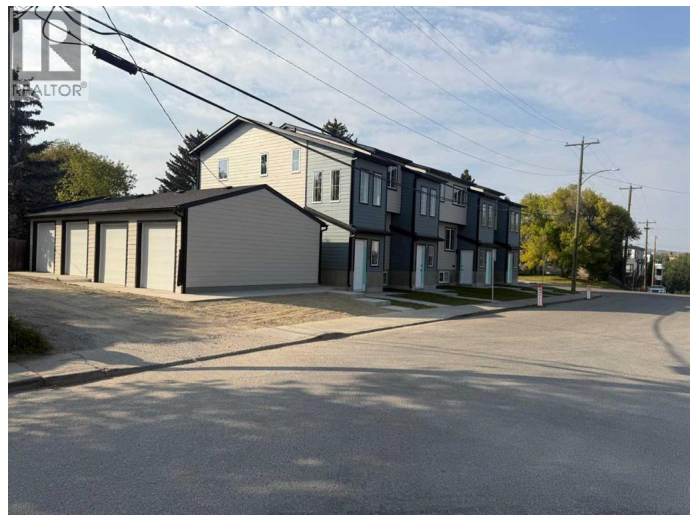
**\$859,900**

4 Bedroom, 4.00 Bathroom, 1,415 sqft

Single Family on 0.14 Acres

Capitol Hill, Calgary, Alberta

Welcome to this absolutely stunning brand-new residence in the heart of Capitol Hill â€” a thoughtfully designed 2-storey townhome with a fully self-contained legal basement suite. Offering over 2,000 + sq. ft. of beautifully finished living space, this home blends modern style with exceptional functionality, making it ideal for families, professionals, or savvy investors seeking rental income without compromise. From the moment you arrive, the James Hardie board siding, contemporary architectural details, soffit lighting, and private detached garage set the tone for quality and curb appeal. Step inside to find an inviting open-concept main floor featuring luxury vinyl plank flooring, quartz countertops, modern cabinetry, and a spacious living and dining area designed for todayâ€™s lifestyle. The kitchen is equipped with a gas hookup for your range and offers seamless access to the private balcony complete with a gas BBQ line, perfect for entertaining or quiet evenings at home. Upstairs, youâ€™ll find three generous bedrooms, each crafted with neutral finishes to suit any style. The thoughtful floor plan ensures ample natural light and a comfortable layout that balances privacy with convenience. The legal basement suite is a standout feature, boasting a separate entrance for complete independence. With its own full kitchen, bedroom, bathroom, and living space, itâ€™s perfect for extended family, university students, or as a steady rental income stream.



This flexibility adds tremendous long-term value, whether youâ€™re an owner-occupier looking to offset mortgage costs or an investor building a strong portfolio. Every detail has been carefully chosen from the neutral designer color palette to the quartz surfaces and durable finishes that ensure both elegance and low maintenance. Exterior touches like soffit lighting create a polished look day or night, while the community setting provides a quiet and established neighborhood feel. The location is simply unbeatable: walking distance to SAIT, minutes from the University of Calgary, Foothills Hospital, Confederation Park, North Hill Shopping Centre, and with quick access to downtown Calgary. Whether for work, study, or recreation, youâ€™re at the center of it all while enjoying the peace of a residential community. Two distinct floor plans are available within this brand-new 4-plex project, offering choice and versatility for a variety of buyers. Unit titles are currently being registered, and prices range from \$824,900 to \$859,900. Each unit comes with its own attached single garage, a legal basement suite, and private balcony, features rarely combined in such a desirable inner-city location. Donâ€™t miss this rare opportunity to own a brand-new, income-generating property in one of Calgaryâ€™s most sought-after communities. Book your private viewing today and discover why these homes are truly a cut above the rest! (id:6289)

Built in 2025

**Essential Information**

Listing #	A2259773
Price	\$859,900
Bedrooms	4
Bathrooms	4.00

Half Baths	1
Square Footage	1,415
Acres	0.14
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	2121 13 Street Nw
Subdivision	Capitol Hill
City	Calgary
Province	Alberta
Postal Code	T2M1L7

### Amenities

Amenities	Golf Course, Park, Playground
Features	See remarks, Back lane, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	1
Parking	Detached Garage, Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Basement	Suite

### Exterior

Exterior	Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	TREC The Real Estate Company
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Listing information last updated on October 13th, 2025 at 7:46pm PDT