

# \$1,750,000 - 1902 13 Street Sw, Calgary

MLS® #A2262910

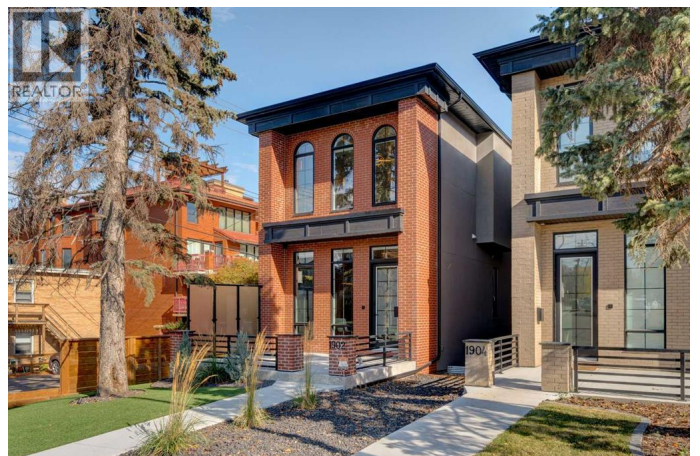
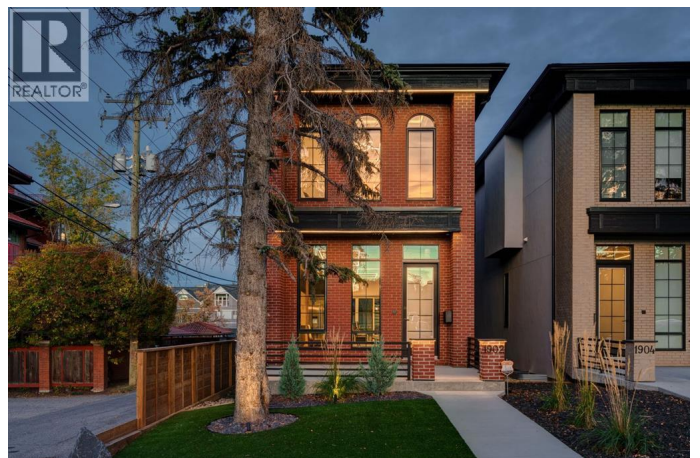
**\$1,750,000**

4 Bedroom, 4.00 Bathroom, 2,172 sqft

Single Family on 0.07 Acres

Upper Mount Royal, Calgary, Alberta

Step into refined luxury in this stunning modern home, perfectly situated in UPPER MOUNT ROYAL! Designed for effortless living, this 4-bed, 3.5-bath masterpiece offers endless impeccably crafted living space w/ high-end finishes and upgrades throughout! The striking brick exterior, lush artificial turf, and integrated lighting create an unforgettable first impression. Inside, the foyer welcomes you w/ soaring ceilings, wide-plank hardwood floors, and a stylish built-in bench w/ wood slat wall. A bright, open dining space w/ designer lighting and modern wood accented wall flows seamlessly into the high-end kitchen, a true showstopper w/ a massive waterfall quartz island, full-height flat panel cabinetry, and premium appliances. The sleek black and wood-accented cabinetry is complemented by under-cabinet lighting and island pendants that add a warm, inviting glow. The living room is anchored by a statement fireplace w/ floor-to-ceiling black marble w/ gold veining, creating a sophisticated yet cozy retreat. A wall of sliding glass doors extends the living space onto the deck, where extra-wide steps lead to the beautifully landscaped backyard featuring PRIVACY SCREENS, landscape lighting, and underground sprinklers for easy maintenance. An elegant powder room w/ a black vessel sink and a side mudroom w/ built-in storage round off the main level. A custom glass-enclosed staircase w/ open riser stairs and LED accent lights leads to the second floor, where the primary retreat is a



true sanctuary. The spacious bedroom features modern ceiling lighting, arched windows, a sliding barn door, and a spa-inspired ensuite. The ensuite is a masterpiece w/ black and gold-veined marble, a freestanding tub, a glass-enclosed STEAM SHOWER w/ a rainfall head, and HEATED FLOORS for ultimate comfort. Two additional bedrooms, a sleek 4-piece bath w/ upgraded shower glass and heated floors, and a well-appointed laundry room w/ extra storage, a sink, and geometric tile flooring complete this level. The fully finished basement is the ultimate entertaining space, featuring a spacious media room w/ a built-in entertainment unit, a stylish wet bar w/ a full-height backsplash and wine storage, and an exercise area w/ rubber flooring and a mirrored wall. A fourth bedroom and another full bathroom w/ upgraded shower glass complete this level. This home is fully equipped w/ SMART HOME TECHNOLOGY, allowing you to control heating, cooling, lighting, security, and even the fireplace – all from your phone! The built-in sound system ensures seamless audio throughout, while Hunter Douglas AUTOMATED BLINDS add a touch of convenience. Additional features include A/C, security cameras, and an insulated DOUBLE GARAGE roughed-in for a gas heater. Located just steps from 17th Ave, this home offers unbeatable access to top restaurants, caf  s, shopping, parks, and some of Calgary’s best schools. Enjoy the perfect blend of urban convenience and upscale living in one of the city’s most sought-after neighbourhoods! (id:6289)

Built in 2023

**Essential Information**

Listing #	A2262910
Price	\$1,750,000

Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,172
Acres	0.07
Year Built	2023
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	1902 13 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
Province	Alberta
Postal Code	T2T3P6

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools
Features	Back lane, Wet bar, Closet Organizers
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Oven - Built-In, Hood Fan, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Brick, Stucco
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office

RE/MAX House of Real Estate



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Listing information last updated on October 13th, 2025 at 1:46am PDT