

# \$1,849,900 - 450 13 Street Nw, Calgary

MLS® #A2242531

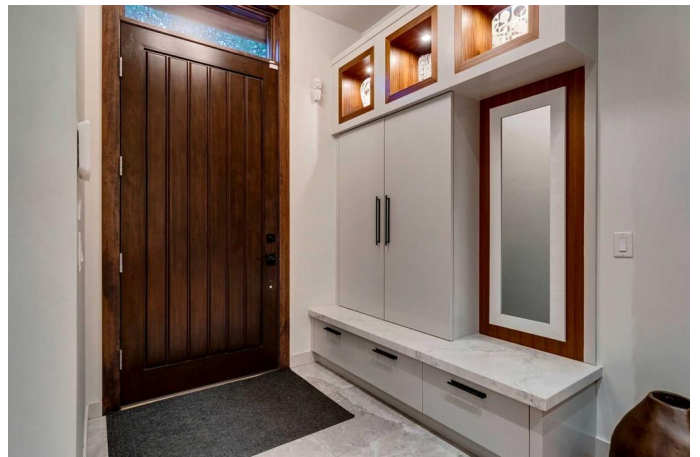
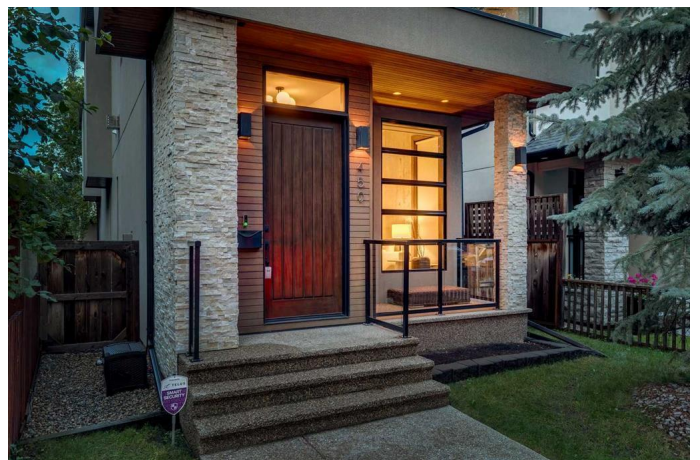
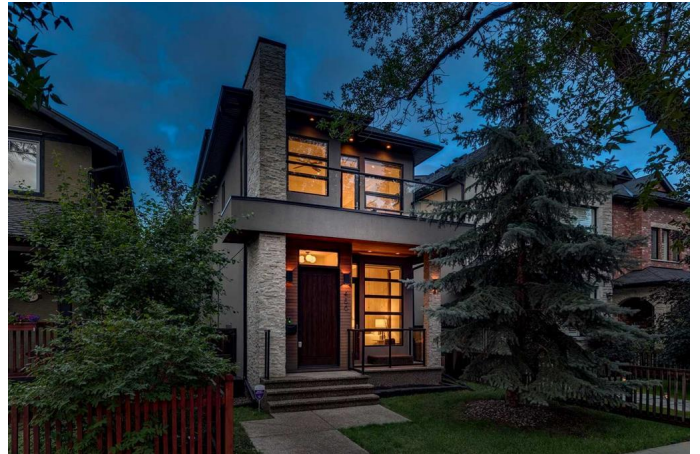
**\$1,849,900**

3 Bedroom, 5.00 Bathroom, 2,608 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

This former Blok Home Developments show home is a true masterpiece of custom design, luxury living and top of the line quality products. Located just steps from downtown Calgary and the vibrant Kensington nightlife, you will enjoy quick walks to your favourite restaurants. With an open-concept layout, soaring 11'™ ceilings on the main level, and 10'™ coffered ceilings above, the home exudes sophistication and the natural wood finishings give warmth and comfort to the home. The interiors have been meticulously curated, featuring solid walnut hardwood flooring, open riser solid wood stairs, outstanding custom millwork cabinetry throughout, and rare design elements like Concrete wallpaper in the living room that was specifically designed for that space. Enjoy seamless indoor-outdoor living with four thoughtfully designed decks, including a private upper-level sun deck and a massive pressure treated rear deck that is enshrouded by a mature Maple tree. The outdoor living experience is elevated with integrated lighting, a gas fire table with dedicated gas line, and a show-stopping 6-person outdoor custom built Rok Sauna. Complete with a Harvia stove, Wi-Fi remote starter, and removable bench for hot yoga, this is one of the finest home saunas you'll find. Inside, the home continues to impress with a large in-home gym featuring mirrored walls and a full wet bar, alongside a professional-grade theatre room equipped with built-in surround sound. A fully upgraded



Control-4 system powers Bose speakers and integrated audio/video throughout the home, including both back and upper decks. The custom-built office is a work-from-home dream, with concealed wiring, a hidden coffee station, and a rolling gaming credenza. The chef's kitchen is a culinary showpiece with top-of-the-line appliances from Sub-Zero, Wolf, and Miele, custom made appliance cabinets that remove clutter, this all paired with oversized, wood-framed windows that draw your eye toward the lush and private backyard oasis. The renovated primary ensuite showcases custom cabinetry, vaulted ceilings, designer lighting, and a stunning glass shower. Storage is ample, with a massive walk-in closet/bedroom. Other notable features include a gas fireplace, solid core doors, a dog run, dimmable lighting throughout, limited edition replica wallpaper, and additional upgraded Control-4 wiring and A/V components for complete home automation. Every inch of this home reflects intentional craftsmanship and elegant design—perfect for the discerning professional or executive looking for luxury living in a walkable urban location. Do not wait on this one!!

Built in 2010

### **Essential Information**

MLS® #	A2242531
Price	\$1,849,900
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,608
Acres	0.08
Year Built	2010
Type	Residential

Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	450 13 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Z2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Sauna
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 23rd, 2025
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Days on Market	6
Zoning	M-CG d72

## Listing Details

Listing Office	eXp Realty
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