

# \$1,490,000 - 501 13a Street Ne, Calgary

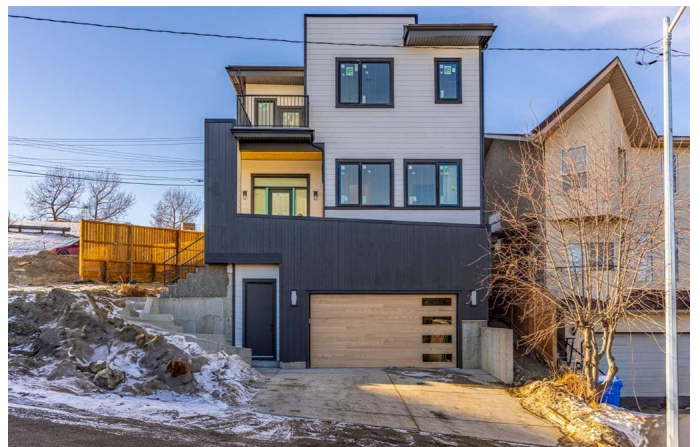
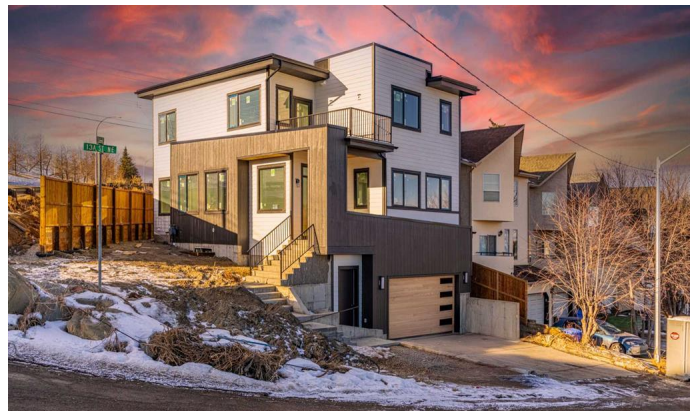
MLS® #A2198346

**\$1,490,000**

5 Bedroom, 4.00 Bathroom, 2,671 sqft  
Residential on 0.09 Acres

Renfrew, Calgary, Alberta

OPEN HOUSE March 15th 12:00-3:00pm  
**\*\*MOVE IN READY\*\*** Discover your dream home in this exceptional, brand-new custom build situated on a prime corner lot in the picturesque Bridgeland area. Perched on the hillside, this unique property offers sweeping views, surrounded by green space and steps away from the community garden, soccer fields, walking distance to Tom Campbell Park, the Telus Spark Science Centre and Calgary Zoo. As you approach, youâ€™ll be captivated by the thoughtfully designed exterior, showcasing architectural and engineering excellence that sets this home apart from other new construction homes. Step inside to find soaring 8' doors combined with 10â€™ ceilings and engineered hardwood floors that flow seamlessly throughout the main level. The spacious foyer leads to a versatile flex room, ideal for a home office or an additional bedroom, complete with a generous walk-in closet. The living room features expansive windows that allow the space to fill with natural light, highlighted by a stunning marble feature wall and fireplace that elegantly divides the room from the kitchen and dining areas. The chefâ€™s kitchen is a true masterpiece, boasting gorgeous quartz countertops, an abundance of custom cabinetry, and a large island equipped with a mini-fridge and microwave. Top-of-the-line Bosch appliances and a gas range elevate your cooking experience, while a large pantry and a custom wine room with a glass door offer added



convenience and sophistication. The kitchen flows effortlessly into the dining room, creating the perfect setting for entertaining family and friends. On the upper level, you'll find the primary suite with a private balcony, a luxurious retreat featuring a dream walk-in closet and a spa-like ensuite bathroom with high-end finishes, including heated luxury tile flooring, dual vanities, a stand alone soaker tub, and a spacious shower. Two additional bedrooms are thoughtfully separated by a Jack and Jill bathroom, making this level both functional and family friendly. The laundry room completes the upper level. The lower-level impresses with more 10' ceilings and includes an additional bedroom, a three-piece bathroom, and a flexible space complete with a wet bar—perfect for a nanny suite or guest accommodation with its own private entrance. Convenient access to the double attached garage and the workshop area from the lower level. This custom home with over 3500 sq ft developed space is truly one-of-a-kind, offering unparalleled craftsmanship and design. Don't miss your chance to make it yours! Schedule a viewing today to be the first owner of this residence and experience the lifestyle that awaits you in Calgary's sought after inner city.

Built in 2025

### **Essential Information**

MLS® #	A2198346
Price	\$1,490,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,671
Acres	0.09
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	501 13a Street Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4S4

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Bar
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Barbecue, BBQ gas line, Garden, Lighting, Playground, Private Yard, Fire Pit
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Views
Roof	Asphalt
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 1st, 2025
Days on Market	12
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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