2908 13 Avenue NW

Calgary | Active | MLS® A2348381

$3,200,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2027**	**3,488.75 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

St. Andrews Heights now offers this magnificently curated home to be built by Brahm Homes. A two-storey, 5 bedroom dream home with 3 levels of the finest design, quality and craftsmanship. Interior finishing by Janel Magnaye Interiors. Start fresh with a beautiful bespoke family focused custom home with all the desired comforts. The spacious great room and dining room opens onto a large covered deck with fireplace and back yard. The gourmet kitchen boasts high-end appliances, generous island workspace, and a separate spice kitchen with pantry. The over-sized 3 car garage has room for all your gear. The upper level primary bedroom retreat features a luxurious spa-like ensuite washroom and elegant walk-in closet. Four additional well sized bedrooms and a perfectly located laundry room complete the upper level. The lower level is an entertainers dream with rec room and wet bar. An additional bedroom and bathroom are perfect for nanny, guests or teens. St Andrews Heights is an established inner city neighbourhood with access to excellent schools from K- University as well as great parks, bike paths, shopping and services. A rare opportunity to make your dream home a reality. (Existing home will be removed. Listing reflects a to-be-built home by Brahm Homes. Images and renderings are for illustration only.)

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348381
Bedrooms	5
Bathrooms	5
Year Built	2027
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,488.75 sq. ft.
Main Level Finished Area:	1,720.25 sq. ft.

Upper Level Finished Area:	1,768.5 sq. ft.
Below Grade Finished Area:	1,825.25 sq. ft.
Acreage:	No
Lot Area:	6,361 sq. ft.
Lot Frontage:	53'1"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2027 (Age: -)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	7527GN
Heating:	High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
Builder:	Brahm Homes
New Constr.:	Yes
Construction Material:	Composite Siding, Metal Siding, Stone
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	See Remarks
Cooling:	Central Air, ENERGY STAR Qualified Equipment
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Outside
Garage:	Yes
Garage Spaces:	3
Parking:	220 Volt Wiring, Driveway, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Oversized, Side By Side, Tandem, Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	St Andrews Heights
Appliances:	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Inclusions:	Gas range with dual oven, wall oven, electric water heater, 2 additional dishwashers, second dryer, second washer.
Restrictions:	None Known
Main Floor	Foyer · 11' × 8'8" ·
Main Floor	Office · 13'8" × 11'6" ·
Main Floor	Great Room · 19' × 17'6" ·
Main Floor	Kitchen · 18'4" × 13' ·
Main Floor	Dining Room · 15'6" × 15'2" ·
Main Floor	Mud Room · 7'2" × 5'7" ·
2nd Floor	Bedroom - Primary · 18'8" × 15' ·
2nd Floor	Bedroom · 11'4" × 11' ·

2nd Floor	Bedroom · 12'3" × 11'2" ·
2nd Floor	Bedroom · 12'3" × 11'1" ·
2nd Floor	Laundry · 11'2" × 8'8" ·
Basement	Bedroom · 14'5" × 10'5" ·
Basement	Exercise Room · 12'8" × 11'6" ·
Basement	Media Room · 17' × 14' ·
Basement	Game Room · 15'5" × 14'9" ·
Basement	Game Room · 17'9" × 16'8" ·
Basement	Wine Cellar · 6'5" × 3'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Lighting, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	City Lot, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C1
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2908-13-avenue-nw-calgary-a2348381/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.