438 13 Street NW

Calgary | Active | MLS® A2344702

$1,699,900









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2018**	**2,811 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

Welcome to the highly sought after community of Hillhurst! This is a rare opportunity for families to live in the most exclusive area of the community and plant roots in one of Calgary’s truly culturally vibrant neighborhoods. Set on a picturesque street enveloped by towering mature trees, the curb appeal is undeniable. You are mere steps from Kensington Village, where you can spend weekends discovering quirky boutiques, buzzing patios, and unexpected public art. For active families, the Bow River pathways, McHugh Bluff, and Riley Park serve as your extended backyard. Parents will appreciate having some of the highest-rated schools and specialized programs in the city nearby. With quick access to the Hillhurst-Sunnyside Community Centre and Sunnyside LRT, the convenience and Walk Score are unmatched. Offering nearly 3,800 square feet of total living space and a large double detached garage, this exceptional 3-storey, 5 bedroom, 4.5 bathroom home was expertly designed and meticulously crafted by Urban Domus Custom Homes. It’s the perfect blend of luxury, comfort! As soon as you step inside, you are greeted by an incredibly bright, open layout illuminated by expansive windows and designer light fixtures. Freshly laid, luxurious flooring flows into a large, inviting dining space. A main floor flex room offers the perfect home office, study area for kids, or even an extended butler’s pantry, complete with a sliding door for privacy. The architectural, high-gloss modern kitchen breaks free from cookie-cutter designs, boasting high-end stainless steel appliances, dual pull-out pantries, a central island, and the rare, practical addition of two peninsulas. Anchoring the spacious living room is a cozy fireplace and double patio doors that slide open to an incredible outdoor living area, seamlessly blending indoor and outdoor entertaining. The second level is masterfully designed for flexibility with three distinct bedrooms. One room is grand enough to serve as a bonus room or executive office, featuring a skylight and access to a stunning covered balcony detailed with wood soffits, built-in planters, and overhead skylights of its own. A second bedroom is equipped with a 4-piece ensuite, while the third generously sized bedroom enjoys city exposure and sits next to the 4-piece main bath. The entire third floor is dedicated to the ultimate Primary Retreat. It opens into a bright, window-wrapped sitting area-ideal for a private yoga space or study-where you can take in captivating night views of the illuminated Jubilee Auditorium and SAIT campus. The sleeping quarters easily accommodates a king-size bed and boasts spectacular city views! It’s finished with a unique open closet system and a lavish 5-piece ensuite with spa-grade finishes. The fully developed basement maximizes comfort with a zoned hydronic in-floor heating system. It offers an large media and recreation room, a dedicated home gym, a spacious guest bedroom, and a full 4-piece bathroom. Schedule a viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344702
Bedrooms	5
Bathrooms	5
Year Built	2018
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:	3 (or more) Storey
Total Living Area:	2,811 sq. ft.
Main Level Finished Area:	1,049 sq. ft.
Upper Level Finished Area:	1,762 sq. ft.
Below Grade Finished Area:	967 sq. ft.
Acreage:	No
Lot Area:	3,401 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Levels:	Three Or More
Total Rooms Above Grade:	8
Year built:	2018 (Age: 8)
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:	2
Plan:	5179O
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Brick Facing, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Hillhurst
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Inclusions:	BBQ
Restrictions:	None Known
Main Floor	Dining Room · 11'3" × 10'4" ·
Main Floor	Kitchen · 29'5" × 12'6" ·
Main Floor	Living Room · 18'7" × 12'1" ·

Main Floor	Mud Room · 11'11" × 5'3" ·
Main Floor	Den · 11'9" × 6'2" ·
2nd Floor	Bedroom · 15'11" × 14'11" ·
2nd Floor	Bedroom · 14'6" × 9'11" ·
2nd Floor	Bedroom · 17'9" × 13'11" ·
2nd Floor	Laundry · 8'1" × 5'7" ·
3rd Floor	Bedroom - Primary · 22' × 12'4" ·
Lower Level	Bedroom · 14'11" × 13'2" ·
Lower Level	Exercise Room · 10'7" × 7'2" ·
Lower Level	Game Room · 19'2" × 16'8" ·
Lower Level	Furnace/Utility Room · 9'8" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s)
Exterior Features:	Balcony, BBQ gas line, Fire Pit, Garden
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/438-13-street-nw-calgary-a2344702/

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