



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

2121 13 Street NW  
Calgary, Alberta

MLS # A2259773



\$859,900

|             |                                                                                                                                                                       |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                               | Water:     | -      |
| Floors:     | Tile, Vinyl                                                                                                                                                           | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                                       | Condo Fee: | \$ 200 |
| Basement:   | Full, Suite                                                                                                                                                           | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Concrete, Wood Frame                                                                                                                              | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                                                                                                       | Utilities: | -      |
| Features:   | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows |            |        |
| Inclusions: | N/A                                                                                                                                                                   |            |        |

Welcome to this absolutely stunning brand-new residence in the heart of Capitol Hill — a thoughtfully designed 2-storey townhome with a fully self-contained legal basement suite. Offering over 2,000 + sq. ft. of beautifully finished living space, this home blends modern style with exceptional functionality, making it ideal for families, professionals, or savvy investors seeking rental income without compromise. From the moment you arrive, the James Hardie board siding, contemporary architectural details, soffit lighting, and private detached garage set the tone for quality and curb appeal. Step inside to find an inviting open-concept main floor featuring luxury vinyl plank flooring, quartz countertops, modern cabinetry, and a spacious living and dining area designed for today’s lifestyle. The kitchen is equipped with a gas hookup for your range and offers seamless access to the private balcony complete with a gas BBQ line, perfect for entertaining or quiet evenings at home. Upstairs, you’ll find three generous bedrooms, each crafted with neutral finishes to suit any style. The thoughtful floor plan ensures ample natural light and a comfortable layout that balances privacy with convenience. The legal basement suite is a standout feature, boasting a separate entrance for complete independence. With its own full kitchen, bedroom, bathroom, and living space, it’s perfect for extended family, university students, or as a steady rental income stream. This flexibility adds tremendous long-term value, whether you’re an owner-occupier looking to offset mortgage costs or an investor building a strong portfolio. Every detail has been carefully chosen from the neutral designer color palette to the quartz surfaces and durable finishes that ensure both elegance and low maintenance. Exterior touches like soffit lighting create a polished look day or night,

while the community setting provides a quiet and established neighborhood feel. The location is simply unbeatable: walking distance to SAIT, minutes from the University of Calgary, Foothills Hospital, Confederation Park, North Hill Shopping Centre, and with quick access to downtown Calgary. Whether for work, study, or recreation, you're at the center of it all while enjoying the peace of a residential community. Two distinct floor plans are available within this brand-new 4-plex project, offering choice and versatility for a variety of buyers. Unit titles are currently being registered, and prices range from \$824,900 to \$859,900. Each unit comes with its own attached single garage, a legal basement suite, and private balcony, features rarely combined in such a desirable inner-city location. Don't miss this rare opportunity to own a brand-new, income-generating property in one of Calgary's most sought-after communities. Book your private viewing today and discover why these homes are truly a cut above the rest!