

# \$2,475,000 - 1736 13 Avenue Nw, Calgary

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MLS® #A2245691

**\$2,475,000**

5 Bedroom, 4.00 Bathroom, 3,043 sqft

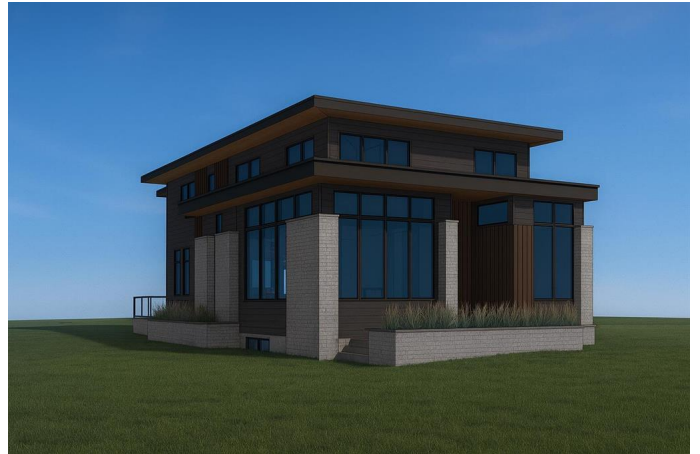
Residential on 0.12 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

**PRESALE OPPORTUNITY!** Executive single-family home coming soon to a quiet CORNER LOT (42 by 120 feet) in the prestigious community of Briar Hill. This distinctive project by boutique builder Icon Design and Development comes with an approved Development Permit and is ready to begin construction once the right buyer steps forward. Are you a Builder or prefer to build later? The developer is also offering the land with approved plans for \$950K (GST included) with no build commitment required. Thoughtfully designed in collaboration with Studio Felix, this home blends striking architecture with curated interior selections. Expect custom millwork, bold mid-century modern accents, and premium finishes throughout. The layout is designed for modern family living—featuring four bedrooms upstairs, a main floor office, and a fully developed basement complete with a guest bedroom, recreation space, wet bar, full bathroom, and home gym. With approximately 4,500 sq ft of developed space, this is a rare opportunity to build your dream home in one of Calgary’s most desirable inner-city neighborhoods. Floor plans available upon request—contact us early to personalize your interior finishes.

Built in 2026

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2245691    |
| Price          | \$2,475,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,043       |
| Acres          | 0.12        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1736 13 Avenue Nw             |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N1L1                        |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized |
| # of Garages   | 2                                                                        |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | None                                                                                                                                                                                                                         |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                        |
| Cooling           | Rough-In                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                                                          |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private                                                           |
| Lot Description   | Back Lane, Back Yard, Back<br>Front Yard, Landscaped, Low<br>Behind, Private, Rectangular |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Composite Siding, Stone, Wood                                                             |
| Foundation        | ICF Block                                                                                 |



Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 42               |
| Zoning         | R-CG             |

Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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