

3 - 408 13 STREET NW



— THE  —
McKELVIE
— GROUP.com



Rick Easthope
403-999-1397
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www.themckelviengroup.com

real
Real Broker

3 - 408 13 Street NW

A rare opportunity awaits!!! Nestled in the prestigious neighbourhood of Hillhurst, just minutes from the vibrant heart of Downtown Calgary, this air conditioned 3-storey, 3-bedroom, 3.5-bathroom executive home is a testament to modern luxury and sophisticated living. With meticulously crafted details, this residence is designed to captivate and inspire with professionally designed living space filled with elegance and comfort. As you step inside, the open floor plan unfolds before you, and is framed by 10-foot ceilings that amplify the sense of openness and sophistication. A wall of ceiling-height windows bathes the interior in natural light, illuminating the exquisite 24 x 48 porcelain heated tile flooring that gracefully leads you through the thoughtfully planned living spaces. The heart of this home is undoubtedly its kitchen, marrying functionality with luxury in a space where mornings are greeted with the rich aroma of coffee from the Miele built-in coffee machine, and evenings are gracefully concluded with a selection from the full height wine cooler. The culinary enthusiast in your family will appreciate the food preparation space on the large waterfall quartz covered centre island and composite under mount sink. The stainless-steel appliance package is completed with a premium Viking gas range and the French Door refrigerator with cooler drawer and bottom freezer. Hosting dinner parties is a breeze with the spacious dining nook that is adjacent to the living room, anchored by a 52" gas fireplace, is ideal for entertaining and seamlessly integrates with the beautiful outdoor living area. This extension of the main level invites tranquility and relaxation, offering a perfect setting for alfresco dining and gatherings under the sky. Ascend to the second level, where a large landing introduces the expansive primary bedroom. Wake up to breathtaking downtown Calgary views and indulge in the 6-piece ensuite, featuring a free-standing stone soaker tub, a large shower with dual shower heads and Kohler body sprayers, and a customized his-and-her walk-through closet with built-in drawers and shelving. The convenient laundry room on this level, ensures ease and comfort for your daily living routines! The journey continues up to the third level, where the second bedroom and a large bonus room flex area await. Complete with a private balcony, this space offers stunning downtown views of downtown Calgary, providing a serene retreat to watch the newest release or your platform for an inspiring workspace. The sun filled lower level houses the third bedroom, and features a built-in study, media room, and games room, offering versatility and ample storage for an organized and clutter-free lifestyle. Outside, the designer influenced landscape compliments the beautiful exterior décor of this home with your own single car garage, ensuring convenience and security for your vehicle or additional storage needs. Close proximity to top-tier schools, and scenic walking paths!



408 13 Street NW # 3 Calgary, AB T2N 1Z2

Residential
Active

A2182895

PD:

DOM: 61

LP: \$1,110,000.00
OP: \$1,187,500.00



Class:	Row/Townhouse	City:	Calgary
County:	Calgary	Subdivision:	Hillhurst
Type:	Triplex	Ttl Beds:	3
Levels:	Three Or More	F/H Bth:	3/1
Year Built:	2012	RMS SQFT:	2,105.55
LINC#:	0039003595	LP/SF:	\$527.18
Arch Style:	3 (or more) Storey	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable		
Lot Dim:		Lot Size:	SF SM
Front Length:	12.20M 40' 0"	Lot Depth:	41.47 M 136.06'
Legal Pln:	1312081	Blk:	Condo: Yes
Zoning:	M-CG d72	Tax Amt/Yr:	\$7,718.00/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	N
Restrict:	None Known		

Recent Change: **10/28/2025 : DOWN : \$1,150,000->\$1,110,000**

Public Remarks: A rare opportunity awaits!!! Nestled in the prestigious neighbourhood of Hillhurst, just minutes from the vibrant heart of Downtown Calgary, this air conditioned 3-storey, 3-bedroom, 3.5-bathroom executive home is a testament to modern luxury and sophisticated living. With meticulously crafted details, this residence is designed to captivate and inspire with professionally designed living space filled with elegance and comfort. As you step inside, the open floor plan unfolds before you, and is framed by 10-foot ceilings that amplify the sense of openness and sophistication. A wall of ceiling-height windows bathes the interior in natural light, illuminating the exquisite 24 x 48 porcelain heated tile flooring that gracefully leads you through the thoughtfully planned living spaces. The heart of this home is undoubtedly its kitchen, marrying functionality with luxury in a space where mornings are greeted with the rich aroma of coffee from the Miele built-in coffee machine, and evenings are gracefully concluded with a selection from the full height wine cooler. The culinary enthusiast in your family will appreciate the food preparation space on the large waterfall quartz covered centre island and composite under mount sink. The stainless-steel appliance package is completed with a premium Viking gas range and the French Door refrigerator with cooler drawer and bottom freezer. Hosting dinner parties is a breeze with the spacious dining nook that is adjacent to the living room, anchored by a 52" gas fireplace, is ideal for entertaining and seamlessly integrates with the beautiful outdoor living area. This extension of the main level invites tranquility and relaxation, offering a perfect setting for alfresco dining and gatherings under the sky. Ascend to the second level, where a large landing introduces the expansive primary bedroom. Wake up to breathtaking downtown Calgary views and indulge in the 6-piece ensuite, featuring a free-standing stone soaker tub, a large shower with dual shower heads and Kohler body sprayers, and a customized his-and-her walk-through closet with built-in drawers and shelving. The convenient laundry room on this level, ensures ease and comfort for your daily living routines! The journey continues up to the third level, where the second bedroom and a large bonus room flex area await. Complete with a private balcony, this space offers stunning downtown views of downtown Calgary, providing a serene retreat to watch the newest release or your platform for an inspiring workspace. The sun filled lower level houses the third bedroom, and features a built-in study, media room, and games room, offering versatility and ample storage for an organized and clutter-free lifestyle. Outside, the designer influenced landscape compliments the beautiful exterior décor of this home with your own single car garage, ensuring convenience and security for your vehicle or additional storage needs. Close proximity to top-tier schools, and scenic walking paths!

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P													
Baths:	0	1	1	1	0	0	Bed Abv:	2	Main:	69.44	Mtr2	747.45	SqFt						
EnSt Bth:	0	0	0	0	0	1	Rms Abv:	7	Blw Grade:	54.00	Mtr2	581.22	SqFt						
									Total AG:	195.61	Mtr2	2,105.55	SqFt						

Garage Dims (L x W): 12' 8" x 19' 4"

Property Information

Basement:	Full	Laundry Ft:	Laundry Room, See Remarks
Basement Dev:	Finished	Basement Ft:	
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Cedar, Stucco, Wood Frame	Fireplaces:	1/Decorative, Gas, Living Room, See Remarks, Tile
Foundation:	Poured Concrete	Flooring:	Carpet, Tile
Exterior Feat:	Balcony, Private Entrance, Private Yard, Storage	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Patio, See Remarks
Reports:	None		
Parking:	Single Garage Detached Total: 2		
Features:	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows		
Comm Feature:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Street Lighting, Views		
Goods Include:	Garage Door Opener, Garage Remote, Microwave, Range Hood, Miele Coffee Machine Built-In,		
Appliances:	Dishwasher, Dryer, Gas Stove, Humidifier, Refrigerator, Washer, Window Coverings, Wine Refrigerator		
Other Equip:	None		
Goods Exclude:	None		

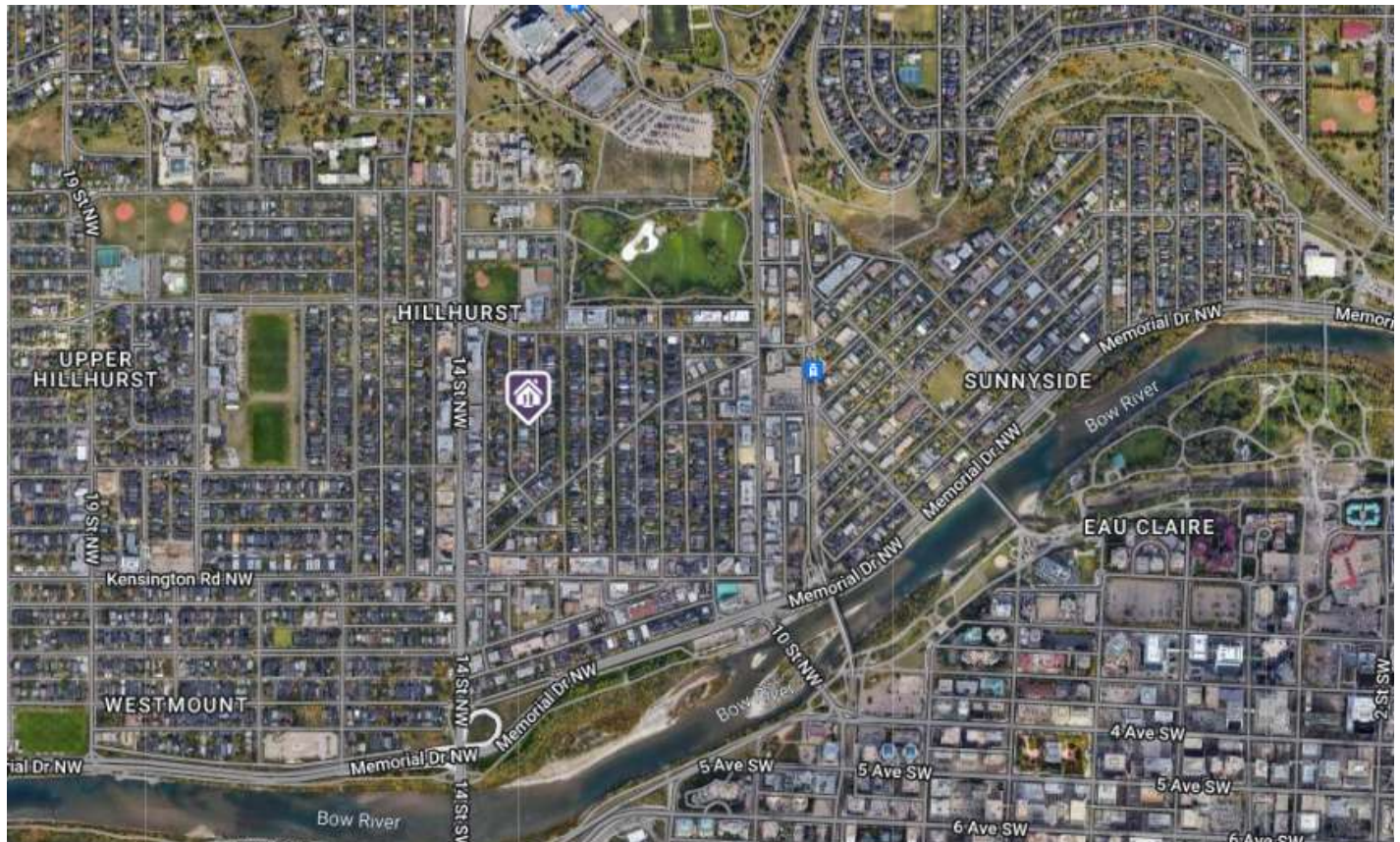


Condo Information

Condo Name:	Z-name Not Listed	Condo Fee:	\$351.62/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	Charter Property Management//587-318-0798	Floor #:	1
Prk Plan Type:	Titled	# Elevators:	
Legal Desc:	1312081/1312081	Total Floors:	
Legal Park:	TBV/TBV	Common Walls:	1 Common Wall
Legal Stor:		Unit Exposure:	
# of Units:		Unit Factor:	3
Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal	Prk Unit Factor:	1
Reg Size Incl:	Below Grade Area, Detached Garage, Interior Above Grade	Floor Location:	
Assoc Amen:	None		
Pets Allowed:	Restrictions, Yes		

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
2pc Bathroom	Main	4' 0" x 5' 7"	Dining	Main	9' 11" x 13' 3"
Kitchen	Main	18' 8" x 10' 7"	Living	Main	13' 9" x 13' 3"
6pc Ensuite bath	Upper	14' 6" x 9' 6"	Den	Upper	12' 0" x 11' 8"
Laundry	Upper	6' 6" x 9' 3"	Primary Bed	Upper	13' 0" x 14' 5"
Walk-In Closet	Upper	11' 4" x 9' 3"	3pc Bathroom	3rd	5' 2" x 9' 2"
Bedrm	3rd	11' 1" x 9' 3"	Family	3rd	23' 5" x 17' 11"
4pc Bathroom	BSMT	7' 8" x 5' 0"	Bedrm	BSMT	9' 1" x 10' 1"
Game	BSMT	25' 6" x 17' 10"	Frn/Util	BSMT	9' 3" x 9' 1"



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THE FLOOR PLAN

FIRST FLOOR:

EXTERIOR AREA: 747.45 SQ. FT.

INTERIOR AREA: 688.38 SQ. FT.

EXCLUDED AREA: 280.97 SQ. FT.



0 4 8 ft

PREPARED: 2024/03/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

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THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA: 729.37 SQ. FT.

INTERIOR AREA: 668.63 SQ. FT.

EXCLUDED AREA: 39.97 SQ. FT.



0 2 4 ft

PREPARED: 2024/03/26



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THE FLOOR PLAN

THIRD FLOOR:

EXTERIOR AREA: 628.73 SQ. FT.

INTERIOR AREA: 570.99 SQ. FT.

EXCLUDED AREA: 12.15 SQ. FT.



0 2 4 ft

PREPARED: 2024/03/26



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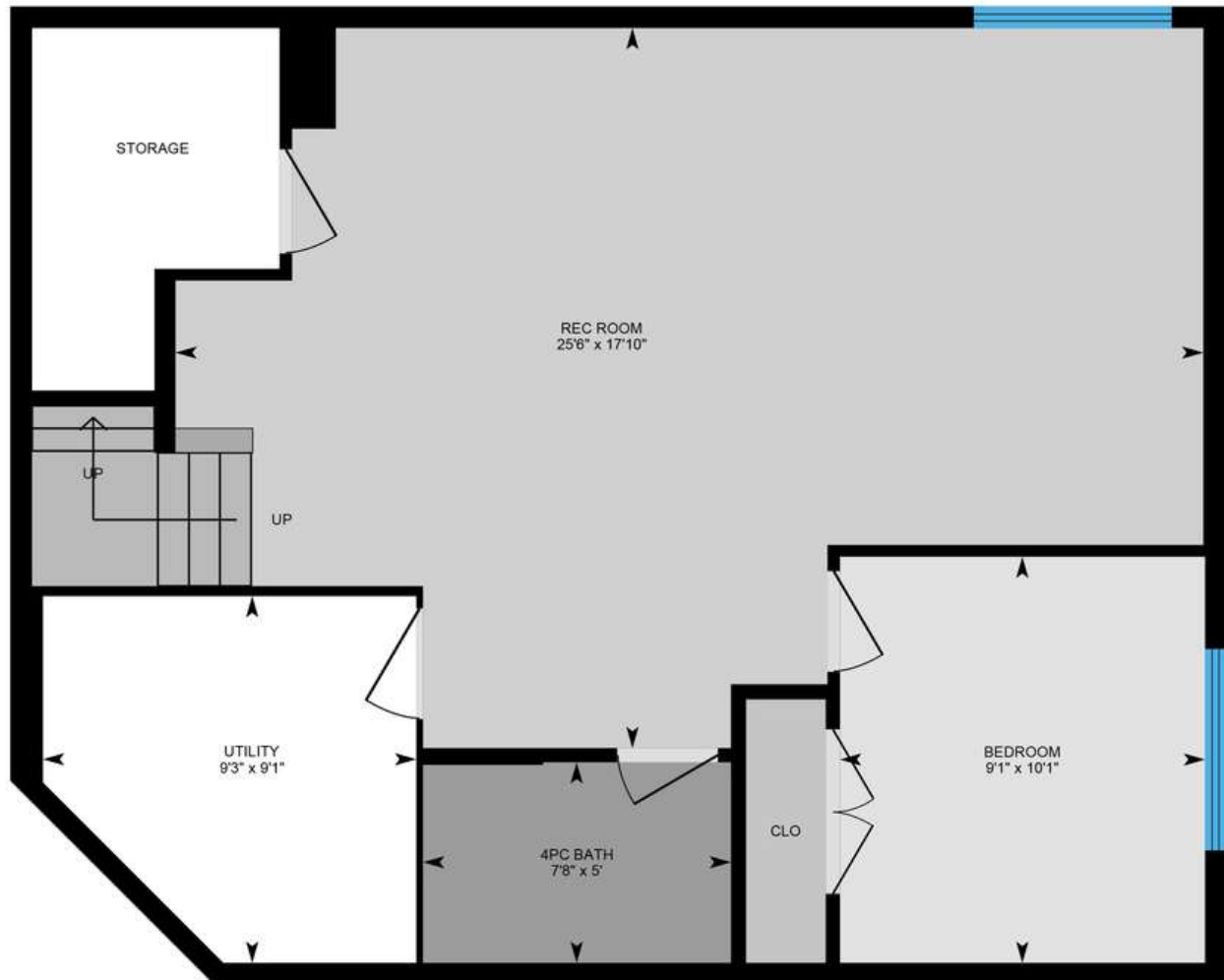
THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA: 598.78 SQ. FT.

INTERIOR AREA: 542.56 SQ. FT.

EXCLUDED AREA: 120.31 SQ. FT.



0 2 4 ft

PREPARED: 2024/03/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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ROOM DIMENSIONS

Main Building

1ST FLOOR

2pc Bath: 4' x 5'7"
Dining: 9'11" x 13'3"
Garage: 12'8" x 19'4"
Kitchen: 18'8" x 10'7"
Living: 13'9" x 13'3"

2ND FLOOR

6pc Ensuite: 14'6" x 9'6"
Den: 12' x 11'8"
Laundry: 6'6" x 9'3"
Primary: 13' x 14'5"
Wic: 11'4" x 9'3"

3RD FLOOR

3pc Bath: 5'2" x 9'2"
Bedroom: 11'1" x 9'3"
Family: 23'5" x 17'11"

BASEMENT

4pc Bath: 7'8" x 5'
Bedroom: 9'1" x 10'1"
Rec Room: 25'6" x 17'10"
Utility: 9'3" x 9'1"

Main Building

1ST FLOOR

Interior Area: 688.38 sq ft
Excluded Area: 280.97 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 747.45 sq ft

2ND FLOOR

Interior Area: 668.63 sq ft
Excluded Area: 39.97 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 729.37 sq ft

3RD FLOOR

Interior Area: 570.99 sq ft
Excluded Area: 12.15 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 628.73 sq ft

BASEMENT (Below Grade)

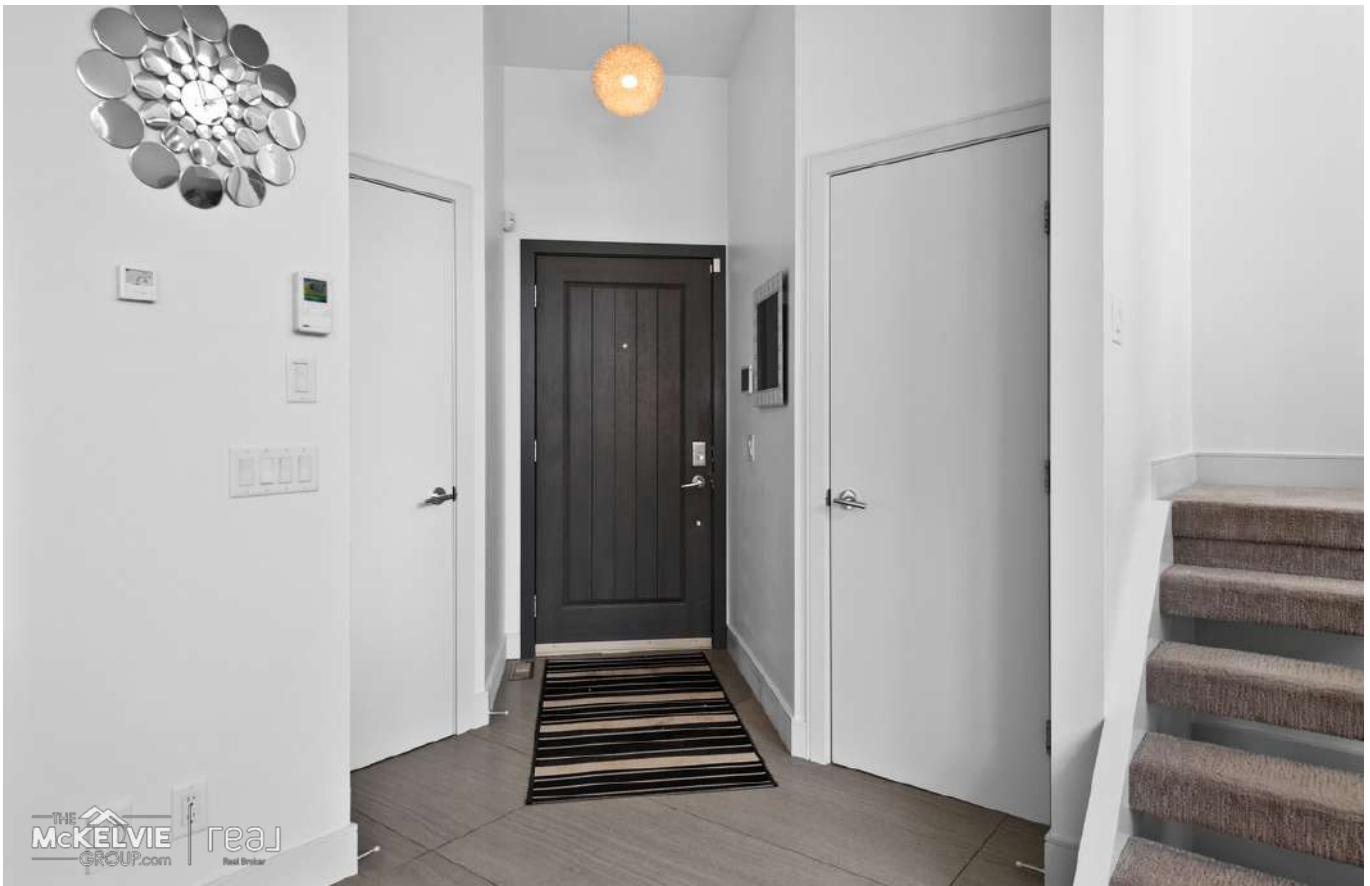
Interior Area: 542.56 sq ft
Excluded Area: 120.31 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 598.78 sq ft
Finished Area: 581.22 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.









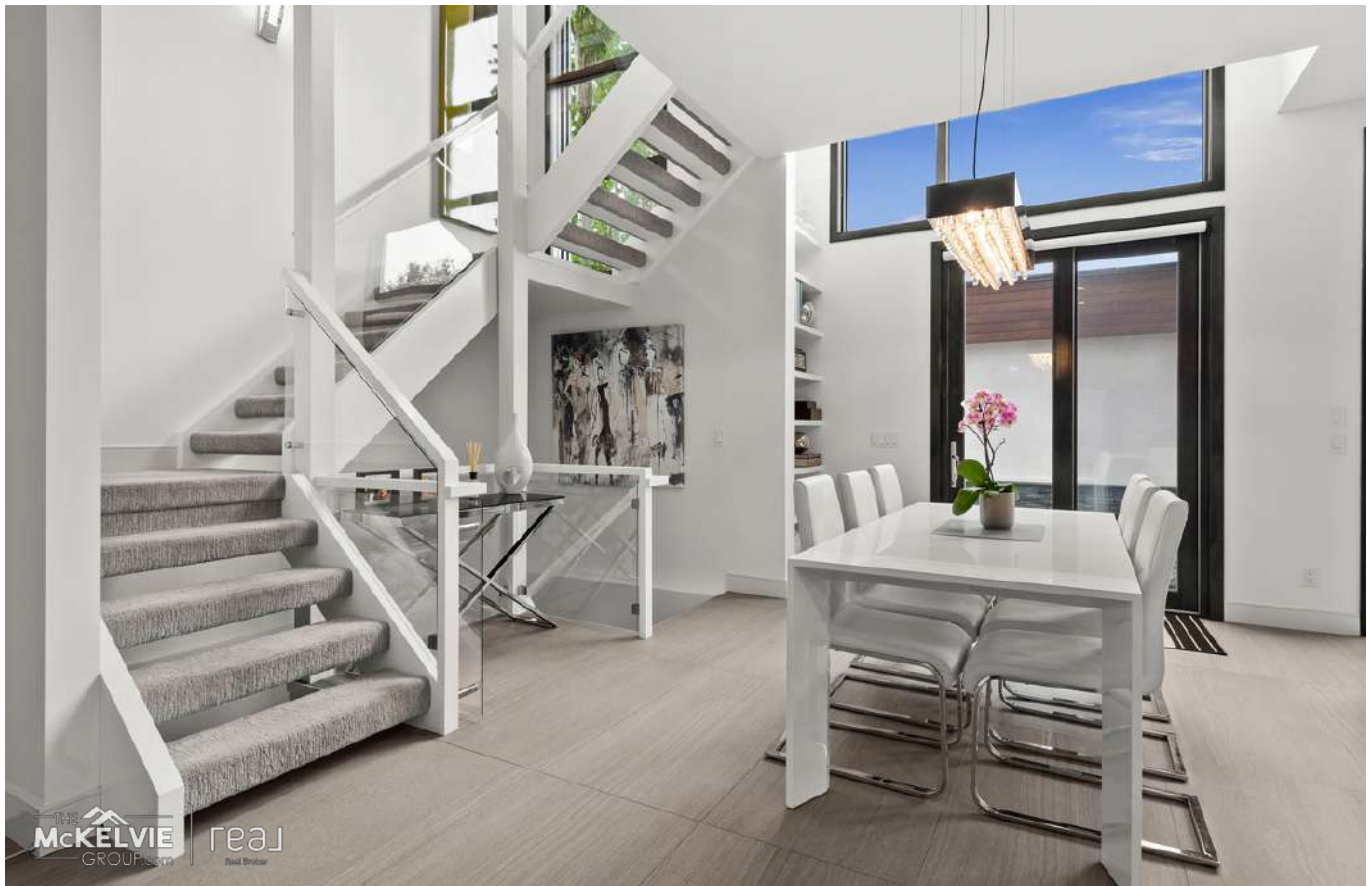


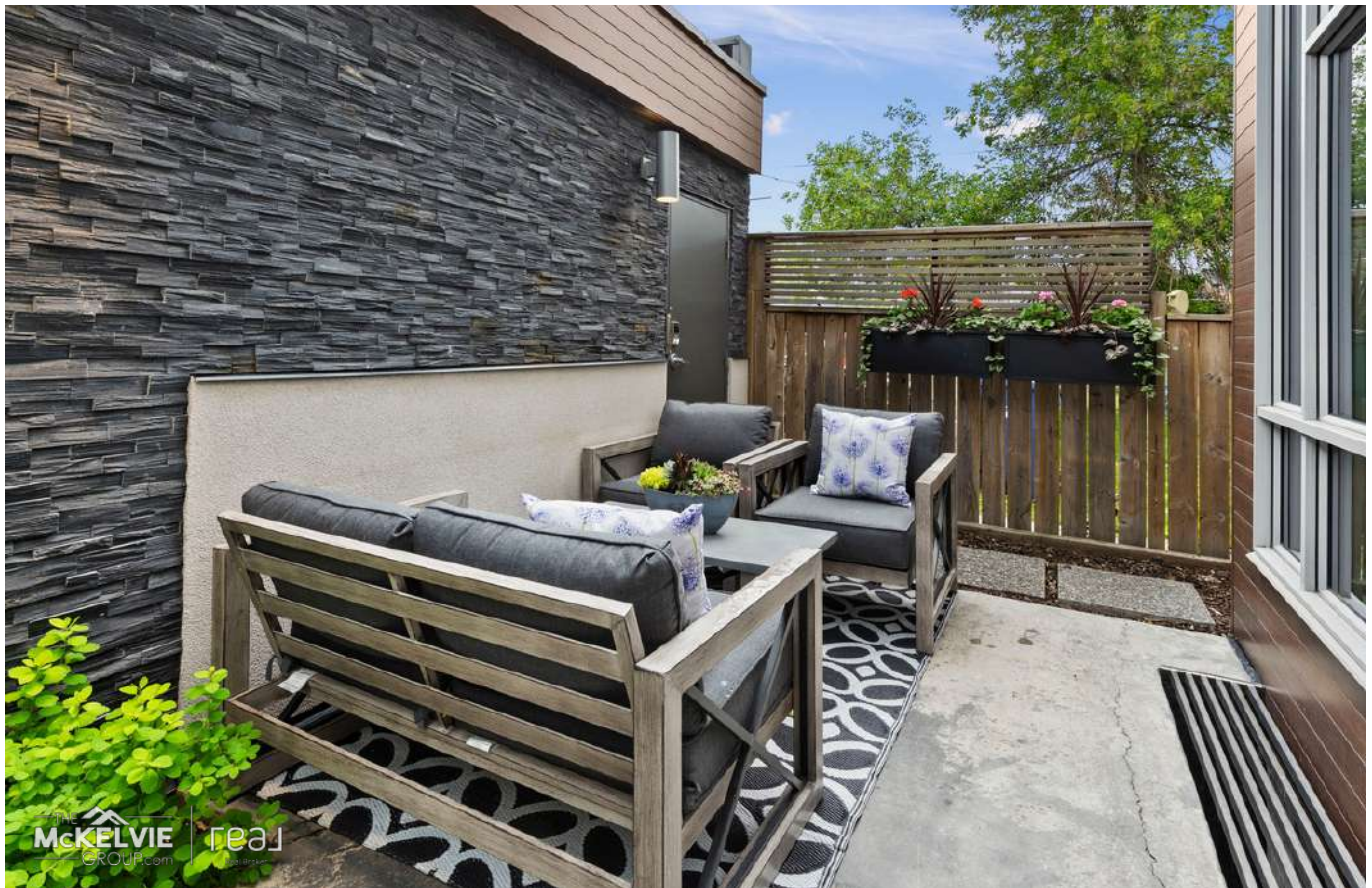


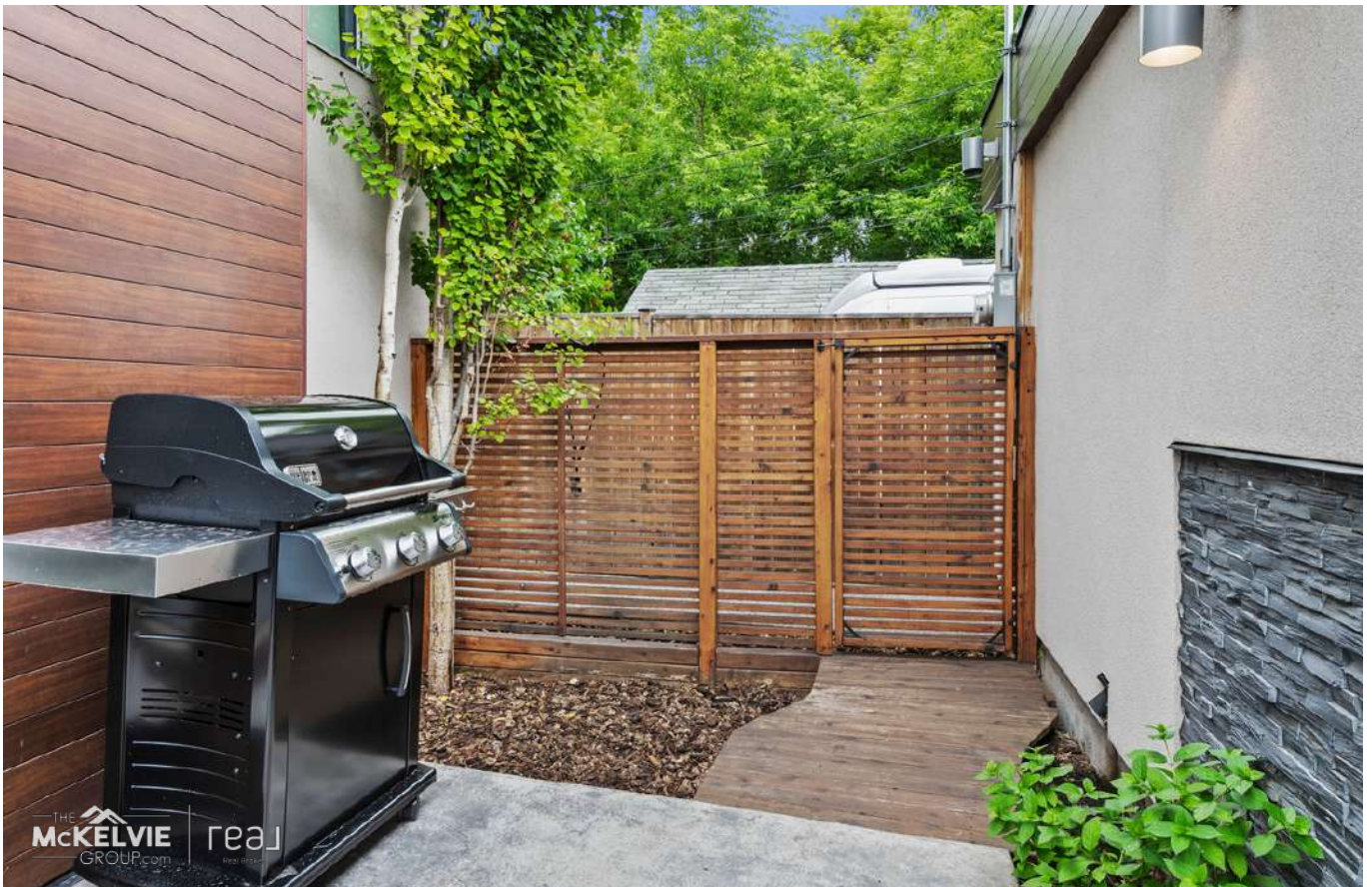


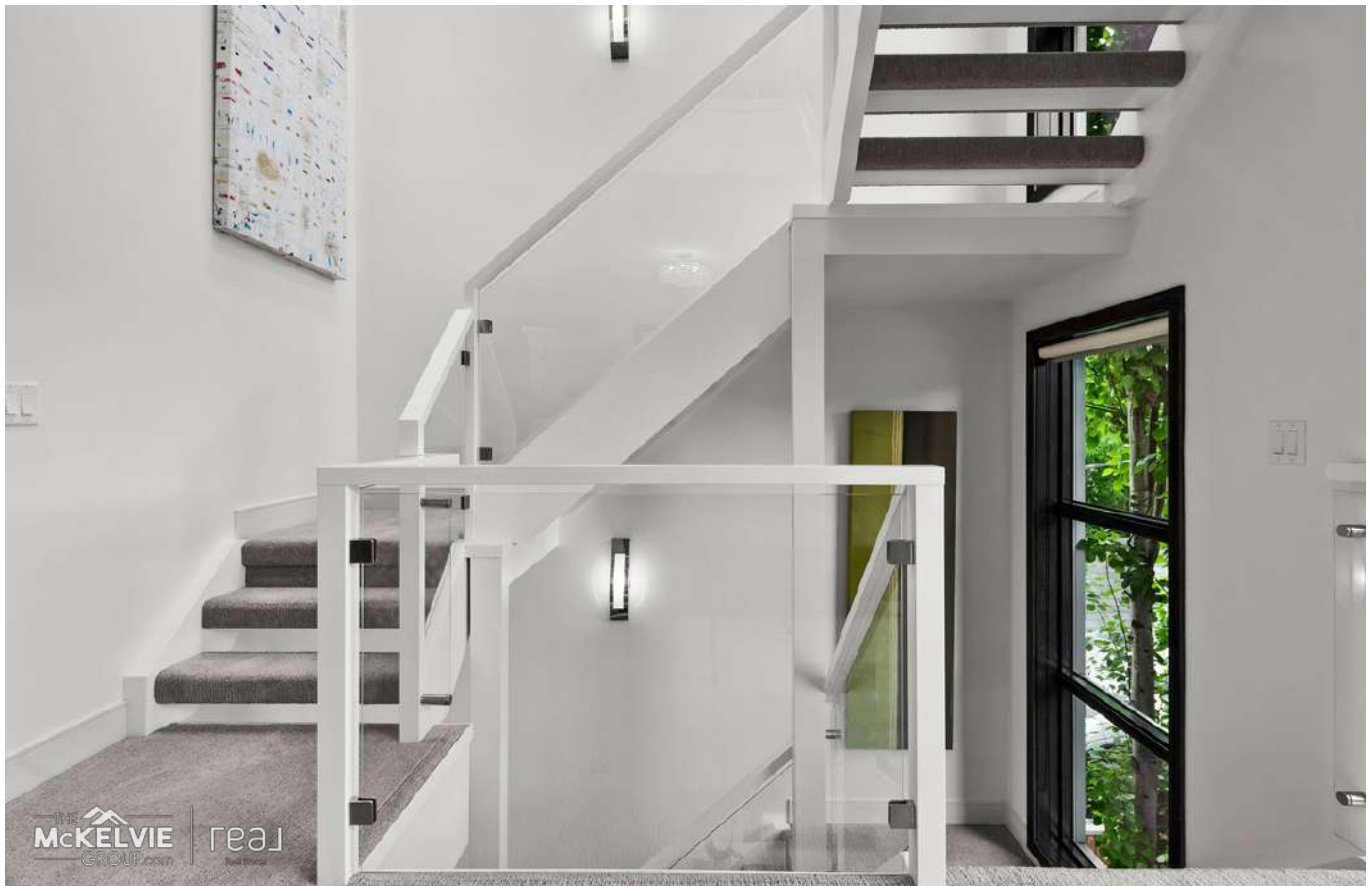






















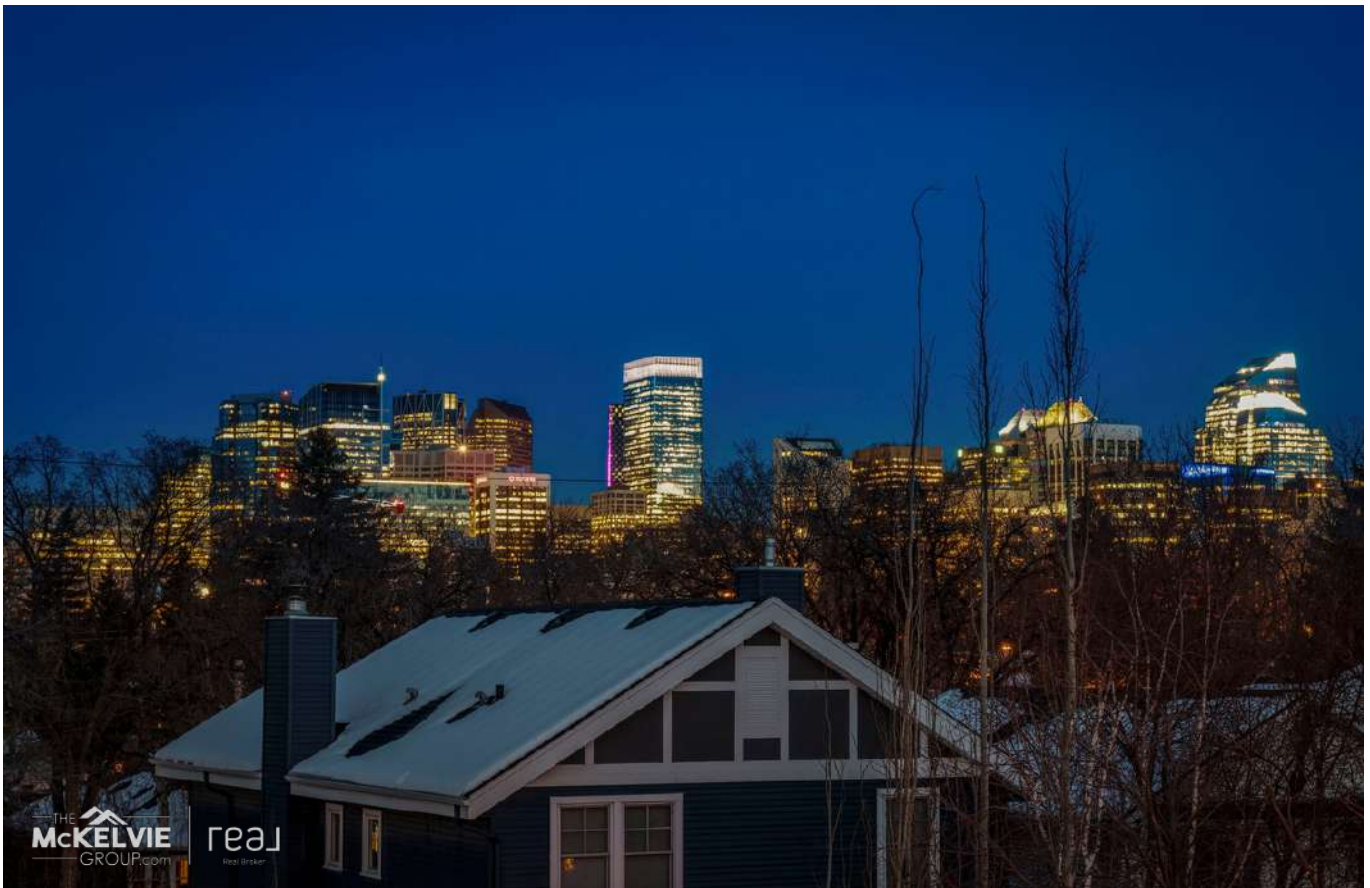
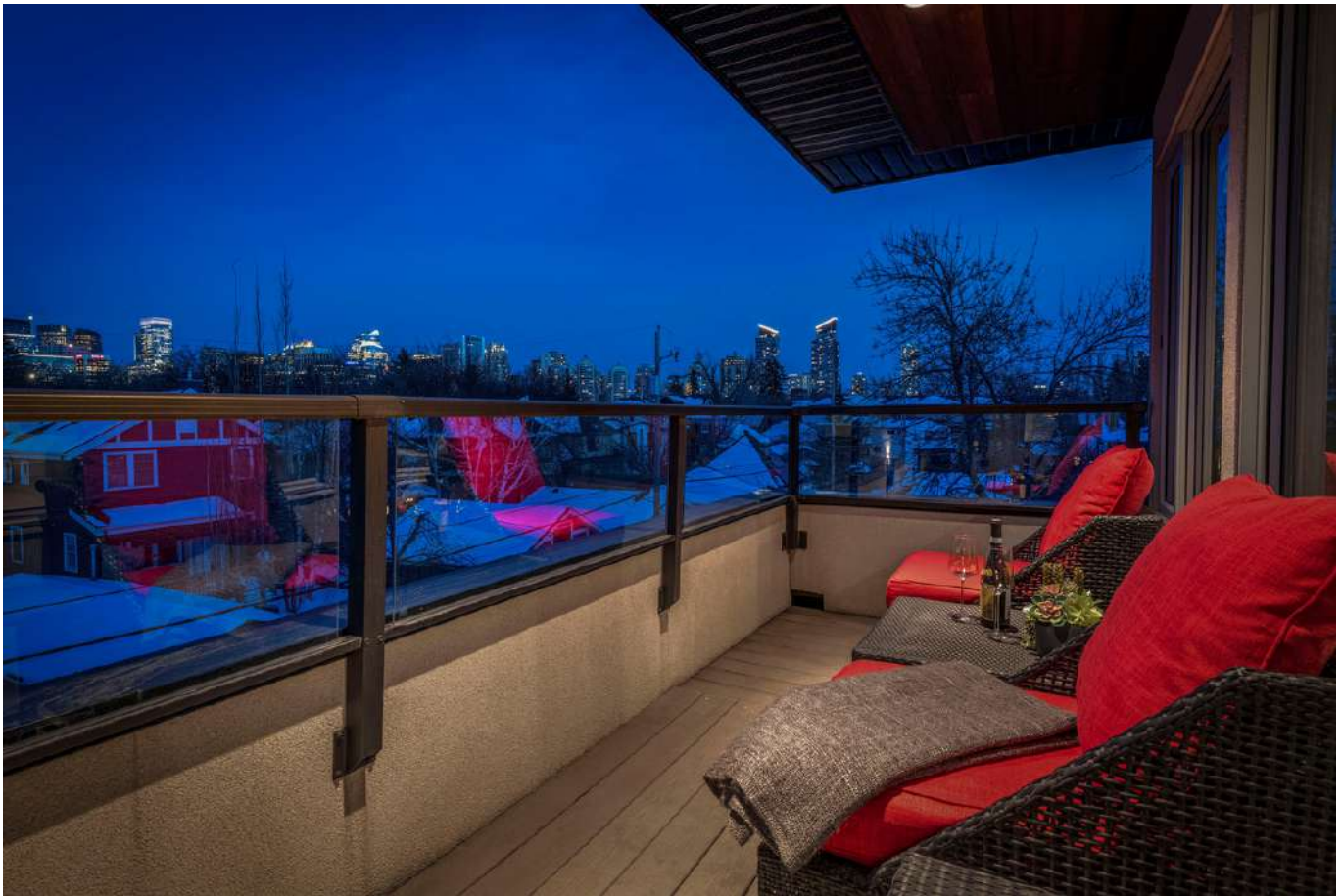


























WELCOME TO

HILLHURST, SUNNYSIDE & KENSINGTON

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WELCOME TO HILLHURST/SUNNYSIDE & KENSINGTON

The communities of Hillhurst and the neighbouring Sunnyside together form the Hillhurst-Sunnyside Community Association. The popular Kensington Business Revitalization Zone (BRZ) adjoins the Hillhurst community. It is an active family-friendly commercial area, abundant with amenities, immediately north of downtown and the Bow River, and is easily reached by most of the city's major access routes.



COMMUNITY DESCRIPTION

The neighbourhoods of Hillhurst and Sunnyside are located in Calgary's inner city, northwest of and across from the Bow River. Established in the early 1900s, Hillhurst and Sunnyside are one of the older communities in Calgary. An important event in the community's history was the construction of the Mewata Bridge over the Bow River in 1954. This turned 14th Street into a major link to downtown and initiated commercial redevelopment of the housing in the area. These areas, and the nearby business district of Kensington, have since been enhanced through the efforts of the Business Revitalization Zone Association. They, along with the annual Farmer's Market, offer a number of diverse commercial opportunities for residents. There are also recreational areas nearby, at both Hillhurst Athletic Park and Riley Park. The community is also located on the C-train line. There are both public and separate schools in the area. The Hillhurst/Sunnyside community association is active in providing programming for its residents. For the area children, the community association offers a year round daycare, for youth a free "Cooking Up a Storm" class, and for seniors a community outreach program that offers them assistance with their yardwork and lawn. Other programs, such as the collective kitchen, are also popular. Sports are another important aspect of the community. The soccer pitches, ball diamonds and tennis courts in Hillhurst Athletic Park are well used by local children. In the winter, indoor soccer in the community association gym is well attended. The Bow Valley Lawn Bowling Club, which has been established in the community for decades, attracts adults of all ages.

Calgary Communities link:

<https://calgarycommunities.com/communities/hillhurst-sunnyside-community-association/>

THE COMMUNITY

TRANSIT

The Calgary C-Train (above ground light-rail transit system) runs through the Kensington area via Sunnyside Station. The station is located along 9A Street, between 3rd and 4th Avenue N.W. Kensington is a lively area with many independent shops, restaurants and pubs.

Public Transit: <http://www.calgarytransit.com/schedules-maps>

THE HILLHURST/SUNNYSIDE COMMUNITY ASSOCIATION

The Hillhurst Sunnyside Community Association (HSCA) serves the communities of Hillhurst, Upper Hillhurst, Westmount and Sunnyside in Calgary, Alberta, Canada. The community boundaries of Hillhurst include 8th Avenue N and 16th Avenue N to the north, 10th Street W to the east, the Bow River to the south and both 14th Street W and 18th Street W to the west. The Sunnyside boundaries consist of Centre Street on the east and by 10th Street NW on the west. On the north, Sunnyside is bounded by McHugh Bluff Park and on the south by the Bow River. Our primary service areas are Seniors services, Outreach services and Child Care, making us a full-service community centre. We also hold weekly Farmers' Markets and Flea Markets, offer multiple recreation programs and our centre is available for event rentals.

1320 5 Ave NW, Calgary, AB T2N 0S2

140-328-30554

COMMUNITY ASSOCIATION LINK:

<https://www.hsca.ca/>

FACEBOOK LINK: <https://www.facebook.com/hillhurstsunnyside>

INSTAGRAM LINK: https://www.instagram.com/hillhurst_sunnyside/



WHAT A GREAT COMMUNITY ASSOCIATION

This community is a great place to live and offers an amazing community association.

GYM RENTALS:

Basketball, badminton, pickle ball floor & ball hockey.

HEARTH ROOM RENTALS:

The Hearth Room is a semi-private rental space at the centre of the HSCA facility and is our most popular venue. This hall takes its name from the large fireplace that defines the room.

POOL RENTALS:

Rentals include lifeguard supervision, use of both pools, all pool toys and our BBQ!

PROGRAMS:

Recreation programs that include soccer, swimming, art classes, tennis, badminton, yoga and more! The programs also include daycare, out-of-school care, community food programs, community connections, senior programs, a flea market and an antique market and more!



THE COMMUNITY

RILEY PARK

Riley Park is a beautiful destination park in northwest Calgary within walking distance from the Kensington shopping district. The park contains a cricket pitch, wading pool, green spaces, playground, Picnic tables, water fountains, Concession and the Senator Patrick Burns Memorial Rock Garden.

800 12 St NW, Calgary, AB T2N 0S2

WEBSITE:

<https://www.calgary.ca/csps/parks/locations/nw-parks/riley-park.html>



LIBRARIES

Louise Riley Library - 1904 14 Ave NW, Calgary - 403-260-2600

Reg Erhardt Library at SAIT - Stan Grad Centre, SAIT, 1301 16 Ave NW

Little Free Library - Located in Rosedale & more.

Find out more: <https://littlefreelibrary.org/>



THE COMMUNITY

Hillhurst Sunnyside Park

5th Avenue & 12 Street NW

This great little park is on the Community Association site and offers a large open playing field, baseball diamond, tennis courts, playground and more! This location also offers The farmer's Market (seasonal).



Rosedale Park & Off Leash Dog Park

1103 10 St NW, Calgary, AB T2N 1W4

This park starts on 10 Street NW and offers natural spaces & pathways to explore that go all the way to Center Street.



McHugh Bluff & Dog Park

Crescent Rd NW & Centre Street N, Calgary, AB T2N 1E2

Hillside green space featuring skyline views, plus walking paths & stairs to an observation deck. The off-leash dog park is located at 797 3 St NW, Calgary, AB T2N 1P1.



Poppy Plaza & Memorial Gardens

Memorial drive NW (Between 14 Street & 10 Street)

Prince's Island Park

698 Eau Claire Ave SW, Calgary, AB

Urban park built on the site of a former sawmill, with picnic areas, trails & regular major events.



GROCERY STORES

Safeway Kensington Calgary - 410 10 St NW

Sunnyside Natural Market - 338 10 St NW Unit 10

Sunterra Market & Café, Kensington Road - 2536

Kensington Rd NW

WholeLifeGo - 340 14 St NW

Safeway North Hill Centre - 1632 14 Ave NW #1846

Co-op Midtown - 1130 11 Ave SW



THE COMMUNITY

CONVENIENT LOCAL STORES

You can't get closer than this with shops, restaurants & services along 14th Street and right in your building!

14th STREET - On this street, you can find Chicken on the way, a gas station, convenience store, liquor store, ski shop, barber, and a variety of restaurants and services.



KENSINGTON

With over 250 businesses, Kensington is one of Calgary's most vibrant communities. Whether you want to bike along the river, stroll the neighbourhood while sipping some of Calgary's finest coffee or spend the night listening to live music – Kensington has it all! Considered Calgary's Urban Village, Kensington offers a unique, inner-city experience. Located just off the Sunnyside LRT Station and walking distance from downtown, it's possible to spend an entire day exploring the shops and restaurants.

<http://kensingtonyc.com/>



NORTH HILL SHOPPING CENTER

1632 14 Ave NW

<https://northhillcentre.com/>

This great indoor mall offers a variety of shops, restaurants and services including a food court, banks, EB Games, Dollarama, a liquor store, grocery store, Marks, Pet store, cell phone stores, Shoppers Drug Mart, coffee shop, Winners and so much more! Restaurants include: Boston Pizza, Edo, A&W, Opa, Subway, Tim Hortons and more!



THE COMMUNITY

HOSPITALS

Foothills Medical Centre

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110
(Switchboard)

Alberta Children`s Hospital

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

Peter Lougheed Centre

3500 26 Avenue NE
403.943.4555

WALK-IN CLINICS

West Hillhurst Health Clinic

2128 Kensington Rd NW
Phone: 403-270-8939

Crescent Heights Health Clinic

233 16 Ave NW Unit 107
Phone: 403-230-3866

Riley Park Primary Care Centre

1402 8 Ave NW
403-284-3272

CHIROPRACTOR

Healthquest Chiropractic & Natural Medicine Ltd

1228 Kensington Rd NW
403-270-0604

THERAPY

Ultimate Esthetic & Massage Therapy

310 14 St NW
403-270-7377

Epic Massage

111 14 St NW
403-455-6608

DENTISTS

Riverside Dental Clinic

207 19 St NW
403-282-7272

Dr. Zhu's Dental Clinic

609 14 St NW #168
403-283-3480

VETS

Parkdale Veterinary Clinic (Kensington Memorial Veterinary Clinic)

2604 Kensington Rd NW
403-283-0305

Westmount Animal Clinic

1609 Kensington Rd NW
403-283-3354



FIRE DEPARTMENT

CALL 911 for all emergencies.

Calgary Fire Department Station 8

1720 45 St SW



POLICE

Calgary Police Service District 2 - Rosscarrock

4506 17 Ave SW
403-428-6200

THE COMMUNITY

SCHOOLS

PUBLIC

Sunnyside School (K-6)

211 7 St NW Calgary

403-777-6390

<http://school.cbe.ab.ca/school/sunnyside>

Rosedale School (K-9)

905 13 Ave NW Calgary

403-777-7530

<http://school.cbe.ab.ca/school/Rosedale/>

Hillhurst School (K-6)

1418 7 Ave NW Calgary

403-777-6360

<http://school.cbe.ab.ca/school/Hillhurst>

Georges P. Vanier School (6-9)

509 32 Ave NE Calgary

403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>

Queen Elizabeth High School (7-12)

512 18 St NW Calgary

403-777-6380

<http://school.cbe.ab.ca/school/queenelizabethhs/>

Crescent Heights High School (10-12)

1019 1 St NW Calgary

403-276-5521

<http://school.cbe.ab.ca/school/CrescentHeights/>

CATHOLIC

St. Joseph School (K-9) Catholic

2512 - 5 Street NW

403-500-2009

<https://stjoseph.cssd.ab.ca/>

St. Francis High School (10-12) Catholic

877 Northmount Drive NW

403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>

French Immersion

King George School

(French Immersion) K-5

2108 10 St NW Calgary . 403-777-6210

<http://school.cbe.ab.ca/school/KingGeorge>

Georges P. Vanier School

(French Immersion) 7-9

509 32 Ave NE . 403-777-7460

<http://school.cbe.ab.ca/school/GPVanier/>

William Aberhart (French Immersion) 10-12

3009 Morley Trail NW . 403-289-2551

<http://schools.cbe.ab.ca/b829/aberhart/index.htm>

St. Pius X (French Immersion) K - 6

2312 - 18 Street NW . 403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>

Madeleine d'Houet (French Immersion) 7-9

108-22 Ave NW . 403-500-2008

<https://www.cssd.ab.ca/schools/madeleinedhouet/Pages/default.aspx>

