



The lower level is designed for fun and relaxation, with radiant in-floor heating, a large family room, full bar, private powder room, and 2 additional bedrooms that share a Jack & Jill bath.

Outside, the west-facing backyard is fully landscaped and features a covered deck with a motorized awning, offering the perfect space to unwind. The oversized triple garage is heated, with an EV charger and ample storage space.

Additional highlights of this home include double air conditioning units, 8â€• white oak engineered hardwood flooring, a Hans Grohe/Grohe/Brizo plumbing package, and triple-glazed windows throughout.

With its prime location, elegant finishes, and family-friendly design, this home is truly a must-see.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2271531    |
| Price          | \$3,390,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 3,640       |
| Acres          | 0.14        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3637 13 Street Sw |
| Subdivision | Elbow Park        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 3R2           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Heated Garage, Triple Garage Detached |
| # of Garages   | 3                                     |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, High Ceilings                                                                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In |
| Heating           | In Floor, Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full                                                                                                          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Metal Siding, Stucco, Wood Frame       |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | R-CG                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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