

\$849,500 - 435a 12 Avenue Ne, Calgary

MLS® #A2083235

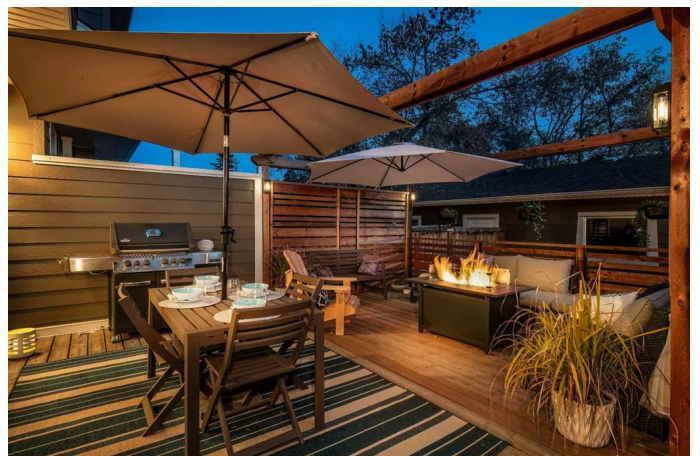
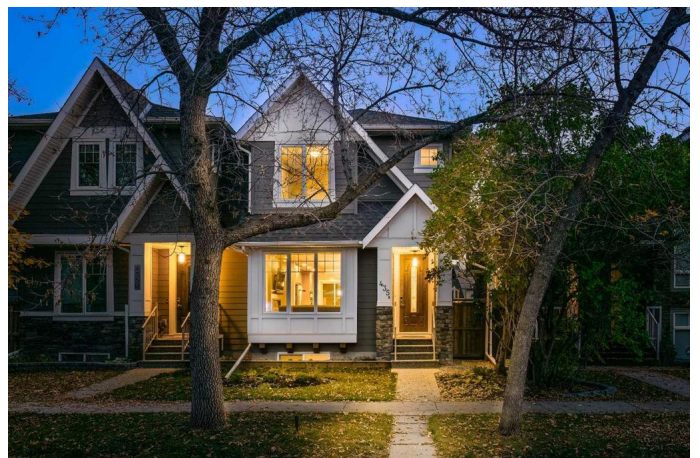
\$849,500

4 Bedroom, 4.00 Bathroom, 1,807 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

Functionality meets style with over 2600 sqft in this family home in Renfrew. Upon entering you are greeted with an abundance of natural light, a sleek layout with 9 ft ceilings, and the welcoming ambiance is only enhanced by the cozy fireplace in the living room - perfect for those approaching cool nights. As your guests relax in the comfortable living room with built-ins, the seamless flow continues through to the Kitchen. Be culinary creative in the chef's kitchen with stainless steel appliance package, beautiful maple cabinets with ample storage, chic backsplash, quartz countertops, centre island with seating for 4, and open to the spacious Dining room. Completing the main floor are convenient mud room with a built-in bench and storage plus a 2-piece powder room ensuring convenience for guests. The stunning upper floor contains a spacious decadent retreat featuring a walk-in closet, a huge spa-like ensuite with a large window, soaker tub, gorgeous vanity with dual sinks, stand alone shower and a separate abode. Additionally, the upper level has 2 more great-sized bedrooms each with built-ins and overflowing with natural light due to the oversized windows, 4 piece bathroom, and a favorable laundry room complete with a sink and a ton of storage. The basement features a large Family room with a wet bar and is perfect for movie or game night, 4th bedroom with a large window and huge walk-in closet plus another 4 piece bathroom. Extend your entertaining area by relaxing on the



south-facing deck and enjoy those family BBQs or watch the kids play in your fenced and landscaped yard. Attention to detail throughout this home. Designer touches include custom railings, 9ft ceilings, 8 ft doors, in-floor heating in the basement, wide plank hardwood flooring plus chic lighting throughout the home. Close to an extensive list of amenities, including schools, parks, playgrounds, Lindsay Park, trendy 4th Street with restaurants, shopping, and easy access to Downtown, Macleod Trail plus more!

Built in 2014

Essential Information

MLS® #	A2083235
Price	\$849,500
Sold Price	\$830,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,807
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	435a 12 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1A7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Paved

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	October 24th, 2023
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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