

\$799,999 - 531 9 Avenue Ne, Calgary

MLS® #A2086151

\$799,999

4 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

Welcome to a beautifully restored character home nestled in the highly sought-after neighbourhood of Renfrew. This two-storey gem is situated on a quiet tree lined street. With meticulous attention to detail, the original charm and character of this home have been lovingly preserved while integrating modern functionality and design elements that complement its era. As you step inside, you'll be greeted by a spacious entryway that leads into the living room. Abundant windows fill the space with natural light, highlighting the exquisite woodwork and a brick fireplace. An open archway seamlessly connects the living room to the dining area, creating a perfect flow for entertaining guests. The recently updated kitchen is functional and tasteful, featuring quartz countertops, stainless steel appliances, and ample cabinetry.

The main level boasts original hardwood and cork flooring creating a warm and inviting ambiance throughout. Towards the rear of the house, a versatile den with a door, currently used as a play area but adaptable for a cozy reading nook or a functional home office. Completing the main floor, you'll find a well-proportioned powder room and a thoughtfully designed mudroom with custom built-in shelving and a seating area. Upstairs, the primary bedroom features a full wall of built-in shelving and two large windows that flood the room with natural light. The second bedroom boasts two windows, exposed brick accents, and a nook perfect for a desk or a



reading corner. The third bedroom upstairs is rare for century homes and adds convenience for growing families. The highlight of the upper floor is the stunning bathroom, showcasing a clawfoot tub, shower with beautiful tile work and a double vanity. The basement features a fully renovated recreation room and an adjoining room currently used as a bedroom with a three-piece bathroom. Finishing off the basement is a laundry room and ample storage space. Outside, the south-facing yard is perfect for outdoor gatherings with a brick patio and a beautiful mature tree. The backyard also provides access to the detached single-car garage with access from a paved laneway, keeping your garage clean and providing space for biking and outdoor play. Renfrew is an exceptional community, offering the best of both worlds – a peaceful retreat just moments away from the city's vibrant amenities. Within a block and a half, you'll discover some of the city's finest restaurants, beautiful parks, community centres, and schools. For your everyday needs, the local Co-op grocery store is within walking distance. Downtown is easily accessible, whether you prefer a short bike ride or a few minute drive. This meticulously restored character home in Renfrew offers a unique opportunity to embrace the charm of its era while enjoying modern comfort. Please see supplements for the full list of upgrades.

Built in 1913

Essential Information

MLS® #	A2086151
Price	\$799,999
Sold Price	\$795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,501
Acres	0.07
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold



Community Information

Address	531 9 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W2

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
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Date Sold	November 2nd, 2023
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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