

\$549,900 - 522 12 Avenue Ne, Calgary

MLS® #A2091081

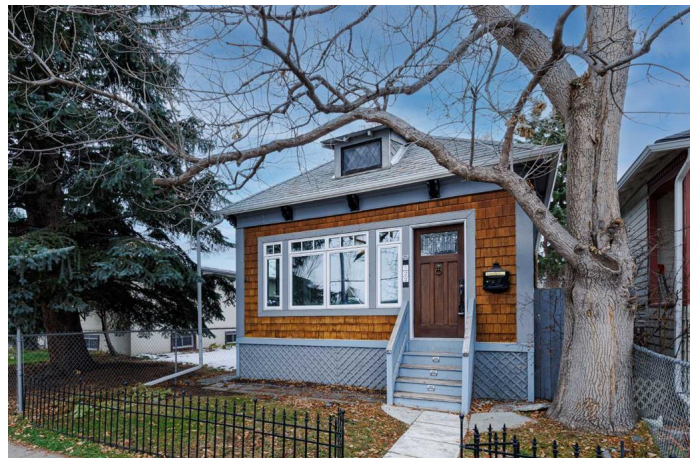
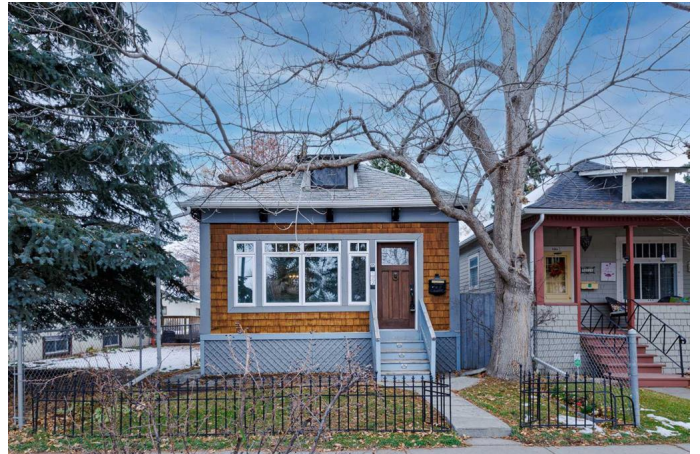
\$549,900

3 Bedroom, 2.00 Bathroom, 768 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

This Charming Character Home built in 1912 has been lovingly renovated to blend vintage elegance with modern comfort. Nestled in a prime location close to downtown, Renfrew offers a strong sense of community and a location of convenience. Youâ€™™ll enjoy a leisurely walk to many local establishments, cafes, diners, pubs, grocery stores, boutique shops, public transportation, and easy access to major roadways if you commute to work! Throughout this home you will find where the perfect fusion of historic charm and contemporary convenience meet. A black iron picket fence welcomes you as you walk up to this home and a very spacious closed in porch where natural light pours in through large windows, creating an inviting atmosphere. An amazing place to do life together however you wish and can be used so many different ways. Beautiful hardwood floors extend across the entire main floor, heavy crown molding, lots of unique and original hardware adorn each door and surfaces throughout. Beyond the spacious family room and eating nook you find the kitchen which has been meticulously updated with granite countertops, stainless steel appliances, lots of cabinetry, an adorable island, additional storage options - absolutely the perfect space for culinary enthusiasts. Adjacent to the kitchen, you'll find a cozy and amazing rear additional living space over looking the backyard complimented by a full length bench, underneath storage and fun cushions!! This calming space would be great



anytime of the day or night to savour a morning coffee, afternoon tea, office space with a view of the backyard, or enjoy a glass of wine or night cap! Through unique double French doors you will find the primary bedroom, a thoughtfully designed 4 piece ensuite with modern fixtures while maintaining the vintage aesthetic with a claw foot tub, AND for those who like a little adventure find the hidden door! The basement has a large living room, laundry area, a stunning renovated 3 piece bathroom, an additional bedroom, a second room being used as a bedroom and little workshop for those that like to tinker! Lastly, step outside onto the generous sized deck ideal for entertaining or quietly enjoying your serene backyard oasis. Surrounded by mature trees, enjoy this peaceful retreat in the heart of the city. There is a large shed at the back of the property offering great storage and additional parking. There have been many upgrades besides all of the easily seen cosmetic changes. Many new windows, a brand new hot water tank (leased \$20/month), updated furnace, new washer / dryer 2016, new attic insulation, and fascia and soffits. Don't miss the opportunity to make this timeless gem your new haven.

Built in 1912

Essential Information

MLS® #	A2091081
Price	\$549,900
Sold Price	\$526,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	768
Acres	0.07
Year Built	1912

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	522 12 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1E8

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
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Date Sold	November 23rd, 2023
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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