

\$999,900 - 1234 Colgrove Avenue Ne, Calgary

MLS® #A2109662

\$999,900

4 Bedroom, 5.00 Bathroom, 1,974 sqft

Residential on 0.05 Acres

Renfrew, Calgary, Alberta

Welcome to 1234 Colgrove Avenue NE, an exquisite residence nestled in the heart of Calgary's most distinguished streets in the community of Renfrew. This brand-new, rare and uniquely designed 3-storey home draws inspiration from the timeless architecture of New York, boasting unparalleled luxury and breathtaking views of the downtown Calgary city skyline from its third-storey loft. Crafted by the renowned inner-city builder and BILD award winner Green Cedar Homes Inc., this residence spans over 2,500 square feet of thoughtfully designed living space. As you step inside, you are greeted by a meticulously planned open floor layout that seamlessly integrates modern elegance with functional living. The main level features a welcoming dining room upon entry, leading to a fully equipped gourmet kitchen adorned with Frigidaire Professional appliances, a 10-foot-long island with breakfast bar seating, under-cabinet LED lighting, and a family living room. A sliding rear patio door beckons you to an outdoor backyard concrete pad, setting the stage for all your family entertainment needs. Luxury is defined on all four floors, with upgraded MDF shiplap detailing, wall sconce LED lighting, and built-in speakers throughout with premium built-in finishes. The second level hosts a master bedroom retreat with a 5-piece ensuite bathroom, stand-alone tub, his and hers sinks, in-floor heating, a custom shower, and a walk-in closet. An additional bedroom with its 4-piece ensuite and a laundry



room with added convenience completes the second floor. The third floor is a loft-inspired haven, featuring a bonus room with French door access to a balcony showcasing unobstructed downtown views, a wet bar, a den/office, and another bedroom with a 4-piece bathroom. The basement is a cozy retreat covered in premium upgraded carpet, a Rough-in basement in-floor heating system, a Tankless water system and AC Rough-in offering, a recreation room, a wet bar, a 4-piece bathroom, and a bedroom. 1234 Colgrove Avenue NE is more than a home; it's a masterpiece of design and craftsmanship, offering a rare blend of sophistication, comfort, and breathtaking views in one of Calgary's most sought-after neighbourhoods. Welcome to a lifestyle of luxury and distinction. This home is conveniently located just minutes from Downtown, Deerfoot Trail, Memorial Drive, Off-leash Park, Calgary Zoo, Bow River, Telus Spark Science Centre, Playground, Schools, Memorial Station, and all Bridgeland's trendy shops and restaurants.

Built in 2024

Essential Information

MLS® #	A2109662
Price	\$999,900
Sold Price	\$985,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,974
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side

Status	Sold
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Community Information

Address	1234 Colgrove Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5C2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Convection Oven, Dishwasher, Gas Cooktop, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Level
Roof	Flat Torch Membrane
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	April 6th, 2024
Days on Market	43

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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