

\$1,250,000 - 1304 Colgrove Avenue Ne, Calgary

MLS® #A2119104

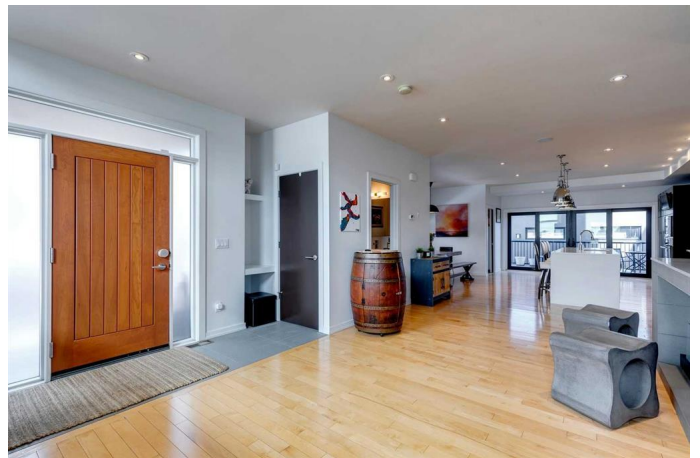
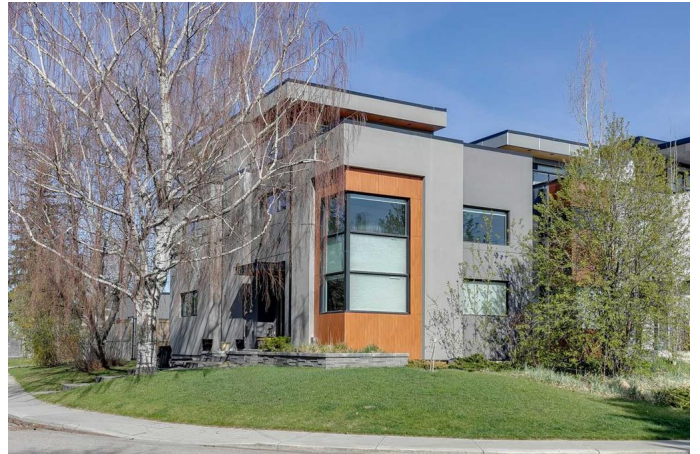
\$1,250,000

5 Bedroom, 4.00 Bathroom, 2,802 sqft

Residential on 0.09 Acres

Renfrew, Calgary, Alberta

Architectural brilliance meets modern comfort in this exceptional home! Standing tall on a 33-foot lot along Renfrew's prestigious Colgrove Avenue, this three-story, 5-bedroom residence is a testament to luxury living. The main floor welcomes you with an open and inviting layout, featuring a spacious eat-up island, a generous dining area, and seamless access to both the front living room and rear deck. Entertain with ease, thanks to ample countertop space, stainless steel appliances, and effortless flow between spaces. During summer, enjoy the cool shade of the north-facing deck, while in winter, bask in the warmth provided by the south wall of windows. Ascending to the second floor, discover a serene retreat comprising a large primary bedroom with ensuite, a second bedroom paired with a 4-piece bath, and discreet laundry facilities. Venturing to the third floor, indulge in breathtaking views of the city and mountains. This level features a 5th bedroom, ideal for older children or a home office, along with a lounge area, wet bar, and south-facing deck making it a perfect space for relaxation and entertainment. Or elevate the primary suite and convert the top floor in to a true spa escape. The fully finished basement offers two additional bedrooms, a shared 4-piece bath, versatile recreation area and space for gym equipment, plus storage and a huge pantry. Heated double detached means even the vehicles aren't left out. Don't let this opportunity slip away to reside on one of



Calgary's most coveted streets in the heart of Renfrew and just steps from local favourites like Tom Campbell Hill, Renfrew's Community Gardens, and Bridgeland Market. Embrace the charm of inner-city living – call today to make this remarkable home yours!

Built in 2009

Essential Information

MLS® #	A2119104
Price	\$1,250,000
Sold Price	\$1,234,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,802
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	1304 Colgrove Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5C4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mixed, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Low Maintenance Landscape, Level, Underground Sprinklers, Views
Roof	Asphalt
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	June 14th, 2024
Days on Market	63
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.