

\$1,379,000 - 528 14 Avenue Ne, Calgary

MLS® #A2207232

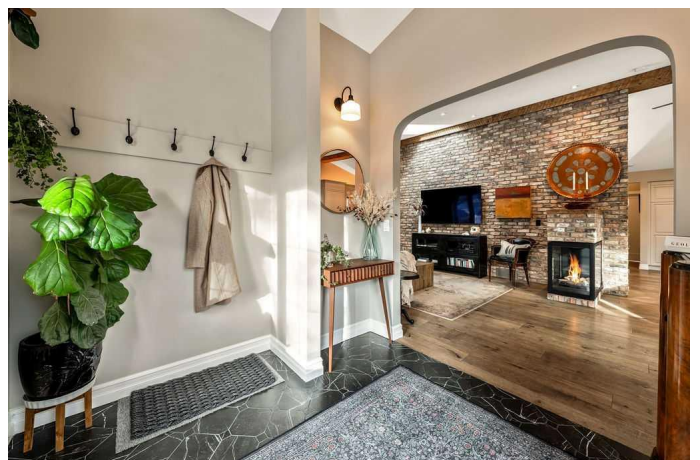
\$1,379,000

4 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

OPEN HOUSE - SATURDAY, MAY 3 - 1:00-3:00 PM Welcome to this extraordinary bungalow in the sought-after neighbourhood of Renfrew. With 4 bedrooms, 2.5 bathrooms, and over 2500 square feet of thoughtfully designed, total living space, this home has undergone \$600,000 in renovations over 15 years, including a 2023 basement and garage transformation. Every detail has been meticulously curated for a residence that exudes sophistication, comfort, and mindful design. Be captivated by the living and dining area, featuring a 3-way gas fireplace, a reclaimed Chicago brick wall, and vaulted ceilings with skylights that drench the main living area in sunlight. Other touches include stunning German oak hardwood floors throughout the main level and exposed ceiling beams clad in 100-year-old reclaimed barn wood. The gourmet kitchen, outfitted with Wolf, Miele, Asko and Sub-Zero high-end appliances, offers plenty of room to gather around the 9-foot, two-tiered island. The primary bedroom features French doors that lead out to a private pergola and hot tub oasis. The newly renovated basement offers a sunken, jungle-themed gym/flex area; 2 themed guest rooms connected by a Jack & Jill closet; an amenity bar for guests; an office with built-in cabinets; and a spa-like bathroom with in-floor heating and quartz countertops. The home's exterior is as impressive as its interior, featuring exposed aggregate walkways, Hardie Board siding on the house



and detached garage, Gemstone lighting, a new roof in 2020, Leaf Filter gutters, and under-eave electrical outlets for seasonal decorating. The backyard has been thoughtfully designed with zoned entertaining and relaxation in mind. Welcome guests or enjoy your morning coffee on the private pergola and take away the chill with your infrared gas heater. Gather on your slate patio, surrounded with perennial, mature landscaping that creates a private park-like setting in an ultra-convenient, inner-city location. You also have 4 natural gas hookups to elevate your hosting potential. The detached double garage is a masterpiece in itself, featuring new extra-large windows, epoxy flooring, a vaulted ceiling, a natural gas heater, a new garage door with graphic art, metal cabinetry, and an updated electrical panel that could accommodate EV charging. Renfrew is where urban living meets community charm, and this inner-city sanctuary offers the perfect balance of tranquility and urban convenience. Enjoy being just a 25-minute walk to downtown Calgary, with Co-op, Renfrew Pool, parks, schools, and restaurants all within a 5- to 10-minute stroll. The vibrant neighbourhoods of Bridgeland, Kensington, and Inglewood, as well as the Calgary Zoo, are also within walking distance, making this home the epitome of connected living. Come and see for yourself that this is more than just a home—it's a bespoke lifestyle where every touch has been carefully considered.

Built in 1947

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2207232 |
| Price | \$1,379,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |

| | |
|----------------|-------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,425 |
| Acres | 0.14 |
| Year Built | 1947 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 528 14 Avenue Ne |
| Subdivision | Renfrew |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 1E7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage, Insulated, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Beamed Ceilings, Recessed Lighting |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Double Oven, Garburator, Wine Refrigerator, Water Softener |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Three-Sided |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, BBQ gas line |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 39 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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