

# \$845,000 - 1514 Child Avenue Ne, Calgary

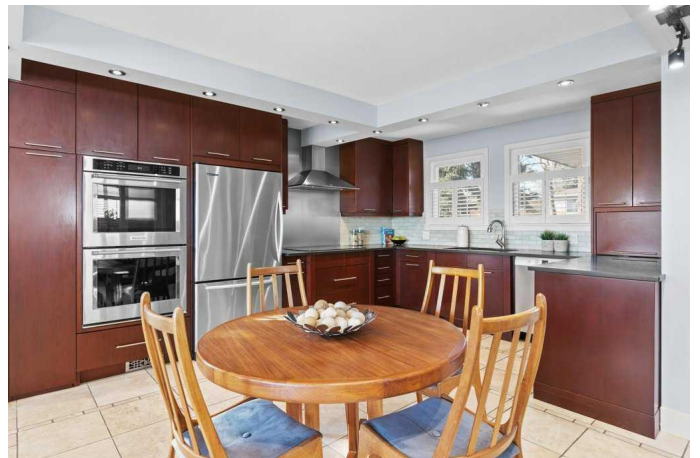
MLS® #A2220983

**\$845,000**

3 Bedroom, 2.00 Bathroom, 856 sqft  
Residential on 0.10 Acres

Renfrew, Calgary, Alberta

\*Back on market due to buyer financing\* This unique detached walk-out bungalow is filled with character and ideally situated on a desirable street in Renfrew, backing onto the ridge of Tom Campbell's Hill off-leash park offering breathtaking, unobstructed views with no neighbours behind. Enjoy being just minutes from Telus Spark, the Calgary Zoo, and the fantastic restaurants of Bridgeland. Renovated with high-end finishes throughout, this home features a stucco exterior, newer vinyl windows, a Duradeck front porch, and an incredible back deck, also finished with Duradeck, perfect for taking in the stunning surroundings. Inside, natural light fills the space thanks to large windows on both levels, highlighting the open-concept kitchen and living area with travertine tile throughout the main floor. The kitchen is a chef's dream, boasting an abundance of custom stain-grade cabinetry extending to the ceiling, stainless steel appliances, a double wall oven, and a Wolf induction cooktop. The spacious living room offers a cozy gas fireplace and access to the expansive east-facing deck, ideal for sunrise views. Knockdown ceilings throughout add a modern and polished touch. The primary bedroom at the front of the home features a bright west-facing window and a stylish built-in headboard. The main floor also includes a 3-piece bathroom with a fully tiled shower, raised bowl sink, and a skylight that floods the space with natural light. An additional office space also functions as a



bedroom, complete with a closet. The fully finished walk-out basement is designed for relaxation, featuring an at-home spa space complete with a soaker tub, cold plunge, and gas fireplace. This level also includes a recreation area, a spacious bedroom, a 3-piece bathroom with a fully tiled shower, and a large laundry room equipped with built-in cabinets, a sink, deep freeze, and fridge. Large basement windows allow for plenty of natural light, making the space feel bright and inviting. With a few finishing touches, the basement offers future potential for added customization given its private entrance at the back of the home. Additional features include air conditioning to keep cool in the summer, two hot water tanks to ensure you never run out of hot water in the spa tub and a heated, double detached garage. The yard provides an excellent foundation for landscaping while already offering picturesque surroundings. This prime location ensures easy access to top-tier amenities, green spaces, and vibrant city life. Don't miss this rare opportunity to own a one-of-a-kind home in an unbeatable setting! Check out the 3D Virtual Tour & book your showing today.

Built in 1966

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220983    |
| Price          | \$845,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 856         |
| Acres          | 0.10        |
| Year Built     | 1966        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1514 Child Avenue Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 5E4              |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Built-in Features  |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Induction Cooktop |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Walk-Out   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 13th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 7    |
| Zoning         | R-CG |

## **Listing Details**

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

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