



THE
A-TEAM

**RE/MAX
FIRST**

1304 COLGROVE Avenue, Calgary T2E 5C4

MLS® #: **A2119104**

Area: **Renfrew**

Listing Date: **04/12/24**

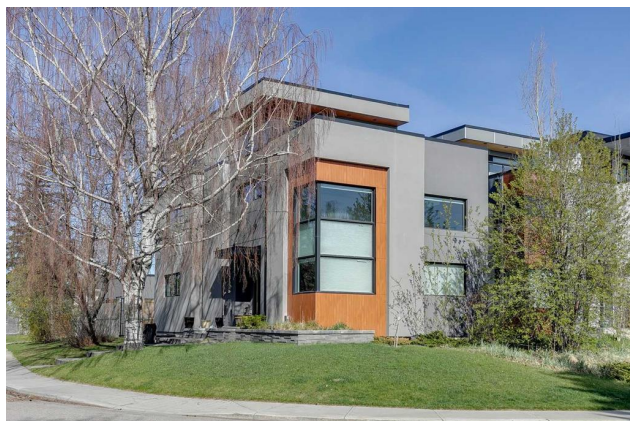
List Price: **\$1,275,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar: **3,939 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,802**
Low Sqft:
Ttl Sqft: **2,802**

DOM

37

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot,Corner Lot,Lawn,Low Maintenance Landscape,Level,Underground Sprinklers,Views

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

Utilities and Features

Roof: **Asphalt**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **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**
Int Feat: **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**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`5" x 5`9"
Kitchen	Main	15`7" x 20`11"
4pc Bathroom	Second	10`7" x 5`5"
Bedroom	Second	13`2" x 9`10"
Other	Third	8`6" x 9`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`4" x 13`1"
Living Room	Main	21`6" x 30`7"
5pc Ensuite bath	Second	22`9" x 8`3"
Bedroom - Primary	Second	23`5" x 12`1"
Bedroom	Third	11`3" x 9`6"

Dining Room
3pc Bathroom
Bedroom
Storage
Furnace/Utility Room

Third
Basement
Basement
Basement
Basement

8`5" x 16`4"
8`3" x 5`1"
10`4" x 14`11"
8`5" x 6`6"
8`3" x 6`1"

Living Room
Bedroom
Game Room
Storage

Third
Basement
Basement
Basement

11`9" x 24`0"
11`7" x 14`7"
20`3" x 23`8"
8`5" x 4`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0910052

Zoning:
R-C2

Remarks

Pub Rmks:

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 counterspace, 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-facing 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. The fully finished basement offers two additional bedrooms, a shared 4-piece bath, a versatile recreation area, and space for gym equipment, plus storage. 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. Embrace the charm of inner-city living - call today to make this remarkable home yours!

Inclusions:
Property Listed By:

N/A
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







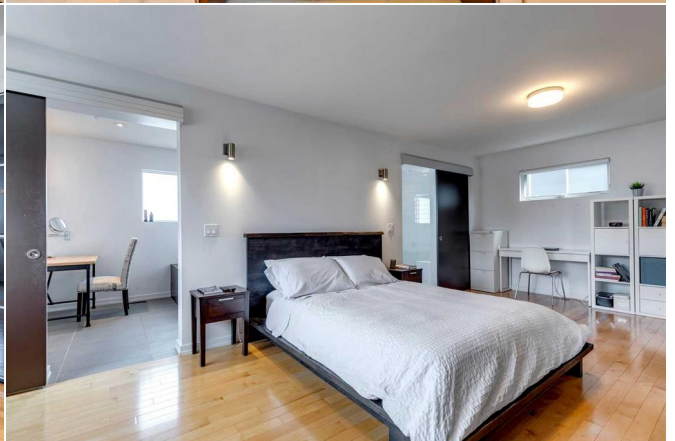
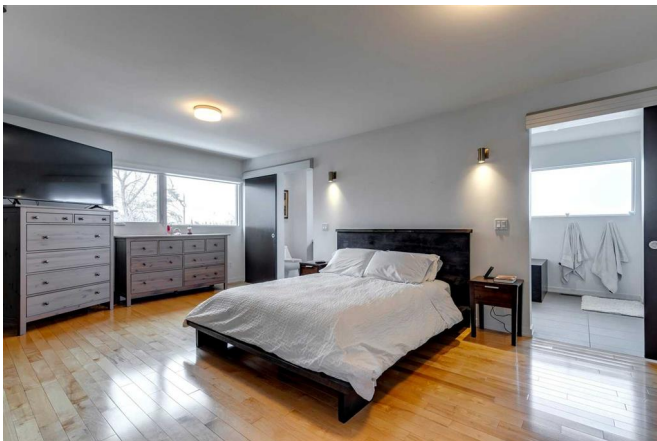
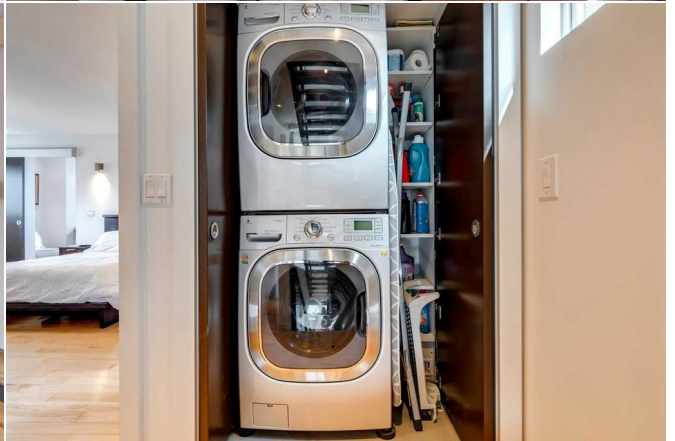
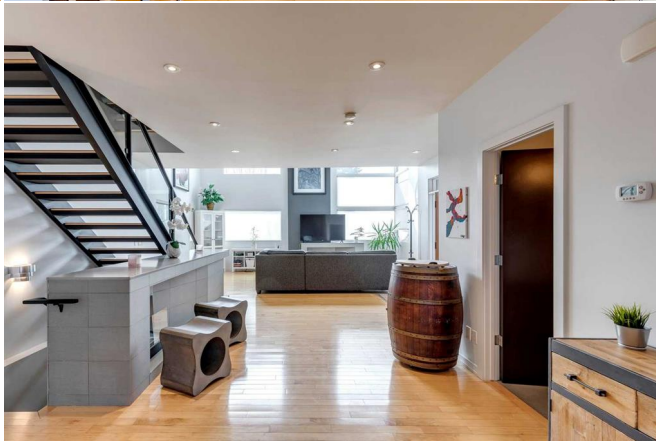
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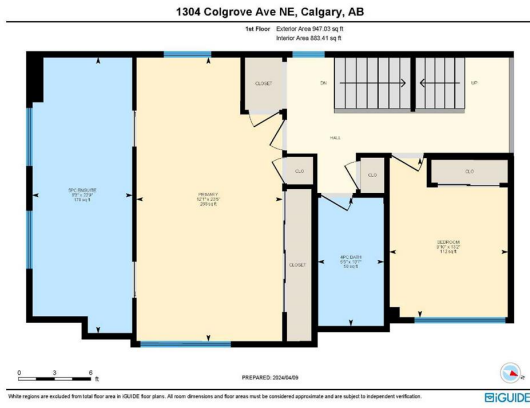
Main Floor Exterior Area 1187.55 sq ft
Interior Area 1182.24 sq ft



PREPARED: 2024/04/05

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







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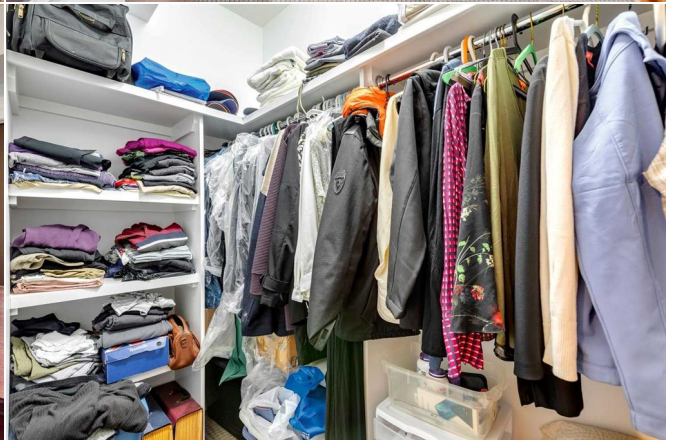
2nd Floor Exterior Area 607.82 sq ft
Interior Area 613.28 sq ft



0 3 6 ft

PREPARED: 2024/04/05

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1304 Colgrove Ave NE, Calgary, AB

Basement (Below Grade) Exterior Area 1128.31 sq ft
Interior Area 1052.79 sq ft



0 4 8

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