

**1106 COLGROVE Avenue, Calgary T2E 5B9**

MLS® #: **A2126147** Area: **Renfrew** Listing Date: **04/25/24** List Price: **\$975,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **2,960 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,562**  
 Low Sqft:  
 Ttl Sqft: **2,562**

DOM

**24**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Views**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: **Other,Private Yard** Water Source:  
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,See Remarks,Stone Counters,Sump Pump(s),Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`0" x 5`4"	Dining Room	Main	12`10" x 12`7"
Kitchen	Main	13`7" x 21`1"	Living Room	Main	14`10" x 16`1"
4pc Bathroom	Second	8`2" x 5`3"	5pc Ensuite bath	Second	10`2" x 13`0"
Bedroom	Second	12`10" x 10`5"	Bedroom - Primary	Second	19`1" x 18`4"
Walk-In Closet	Second	6`9" x 11`0"	4pc Bathroom	Third	4`11" x 9`11"
Bedroom	Third	11`10" x 9`11"	Family Room	Third	17`3" x 27`6"

4pc Bathroom Game Room	Basement Basement	4`11" x 8`4" 16`4" x 29`2"	Bedroom	Basement	11`11" x 9`0"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: R-C2			
Legal Desc:		0714787		Remarks	
Pub Rmks:  <p>Presenting a truly exceptional residence in the coveted neighborhood of Renfrew, this prestigious 3-story home seamlessly combines luxury living with breathtaking panoramic city views. Poised atop a quiet hill, this southwest-facing masterpiece offers an unrivaled blend of opulence and modernity. As you step into this architectural stunner, a dramatic spiraling staircase commands attention, surrounded by rich hardwood floors that gleam on the main level. The spacious, open layout is designed for entertainment, highlighted by balconies or patios on every floor that capture stunning vistas of downtown Calgary and the majestic Rocky Mountains, beyond. The heart of this home is the outstanding kitchen, adorned with showcase lighting that accentuates the exquisite granite countertops and sleek stainless-steel appliances. Recent renovations have added a fresh coat of paint, new carpets, and refinished hardwood floors, ensuring a modern and turnkey home, ready for you to move into. Ascend to the second level, where a sprawling primary bedroom awaits, complete with a private balcony and a luxurious five-piece ensuite bath. Additional bedrooms, each with its own walk-in closet, and a convenient laundry room complete this level. The third floor unveils a spacious family room with a private balcony, providing an idyllic space for relaxation and entertainment. This well-appointed residence also boasts energy-efficient features, including an insulated concrete form foundation system, structural insulated panel construction, double-glazed SOL-R shield Low E windows, and a high-efficiency furnace with a 3-zone ducted system. With over 3,200 square feet of total living space, this home offers the perfect blend of luxury, functionality, and sustainability. Immerse yourself in the charm of living in Renfrew, experiencing the prestige of one of the most desirable streets in the area. Take a virtual tour or book a private showing today to experience the epitome of elevated living in Calgary. Pre-purchase home inspection included.</p>					
Inclusions:		N/A			
Property Listed By:		Tink			

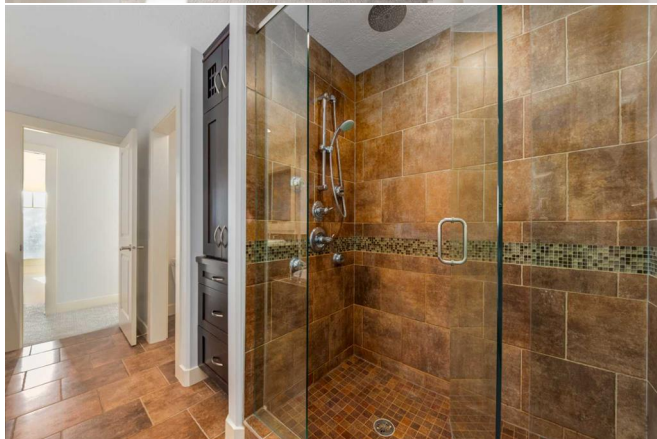
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



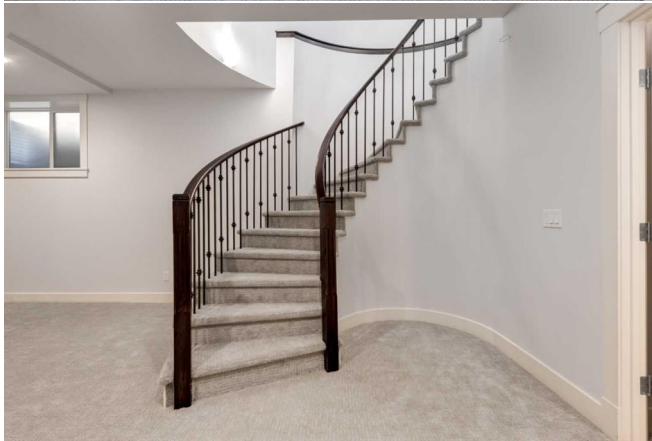


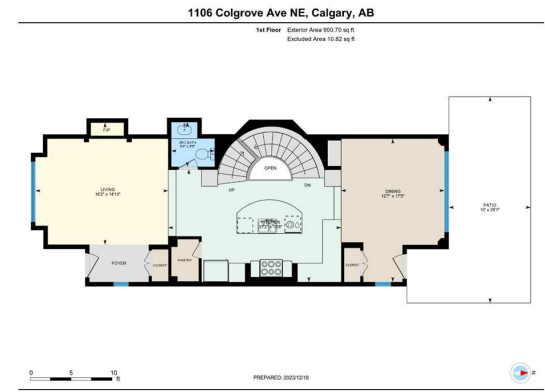
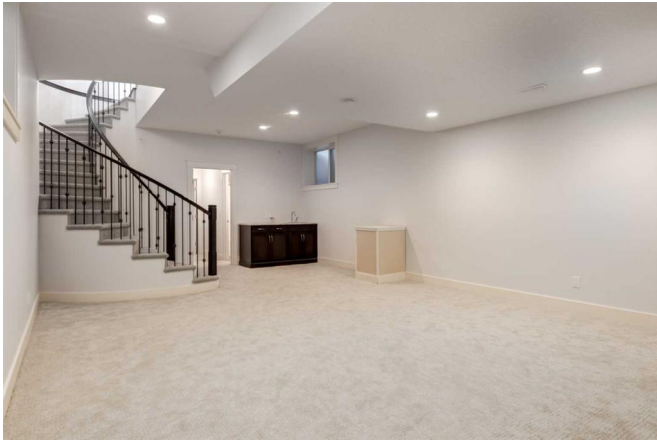






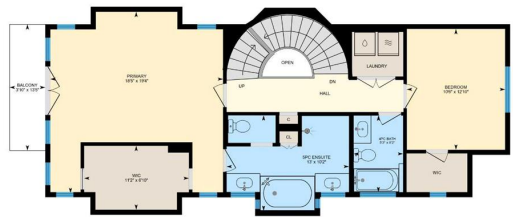






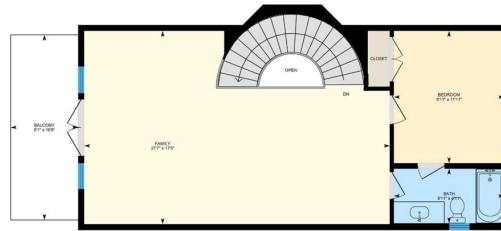
**1106 Colgrove Ave NE, Calgary, AB**

2nd Floor Exterior Area 593.00 sq ft  
Excluded Area 12.40 sq ft



**1106 Colgrove Ave NE, Calgary, AB**

3rd Floor Exterior Area 718.00 sq ft  
Excluded Area 13.30 sq ft



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Basement (Below Grade) Interior Area 554.10 sq ft  
Excluded Area 91.40 sq ft

