



THE
A-TEAM

**RE/MAX
FIRST**

427 12 Avenue, Calgary T2E1A7

MLS®#: **A2147062**

Area: **Renfrew**

Listing Date: **07/04/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,819

Year Built:

2013

Low Sqft:

Lot Information

Ttl Sqft:

1,819

Lot Sz Ar:

2,992 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot,Garden

Double Garage Detached

DOM

93

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Up/Down

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Oven,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	13`4" x 12`0"	Bedroom	Second	9`7" x 9`7"
Bedroom	Second	12`6" x 10`1"	Bedroom	Basement	10`5" x 9`8"
5pc Ensuite bath	Second	15`10" x 6`5"	4pc Bathroom	Second	8`6" x 4`10"
Laundry	Second	6`5" x 5`4"	2pc Bathroom	Main	6`0" x 4`11"
Nook	Main	8`9" x 7`5"	Living Room	Main	11`0" x 11`2"
Kitchen With Eating Area	Main	12`9" x 14`11"	Dining Room	Main	10`2" x 13`5"
Entrance	Main	11`6" x 6`4"	Family Room	Basement	12`9" x 15`1"

4pc Bathroom

Basement

8`3" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC2

470P

Remarks

Pub Rmks: **PRICE IMPROVEMENT - MOTIVATED SELLERS** Discover the epitome of modern living in Renfrew with this exceptional 4-bedroom residence, with just over 2,500 sqft living space! Nestled in a vibrant neighborhood poised for growth, this home offers a bright and spacious interior complemented by a clean, contemporary design. The main floor features an open staircase that provides a striking view, while the oversized 2-car garage and paved back alley enhance convenience and accessibility. Prepare to be impressed by the luxurious details throughout, including matching granite countertops, a large 5-piece ensuite bathroom with a jetted tub, and a spacious master bedroom closet. Enjoy the comfort of HVAC with central A/C and humidity control, along with modern conveniences like upstairs laundry and a basement wet bar with a drinks cooler. Outside, entertain effortlessly on the expansive deck with an awning or take advantage of the in-house speaker system for perfect ambiance. Ideally situated near the future Green Line and Edmonton Trail amenities, and within walking distance to downtown, this home offers not just a place to live, but a lifestyle. Embrace urban sophistication and schedule your private tour today to experience all that Renfrew has to offer.

Inclusions: **Backyard Shed. Some furniture can be negotiated.**
Property Listed By: **Century 21 Bravo Realty**

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











