



THE
A-TEAM

**RE/MAX
FIRST**

1423 CHILD Avenue, Calgary T2E 5E3

MLS®#: **A2158256**

Area: **Renfrew**

Listing Date: **08/20/24**

List Price: **\$1,059,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,199

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,199

Lot Information

Lot Sz Ar:

2,408 sqft

Lot Shape:

DOM

29

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Interior Lot,Level,Street Lighting
Alley Access,Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,High Efficiency,In Floor,Forced
Air,Natural Gas**

Sewer:
Ext Feat: **BBQ gas line,Lighting**

Construction:

**Brick,Manufactured Floor Joist,Masonite,Wood
Frame**

Flooring:

Carpet,Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate
Entrance,Soaking Tub,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 10`2"	Kitchen	Main	14`1" x 11`8"
Dining Room	Main	11`8" x 9`8"	Foyer	Main	5`10" x 4`3"
Mud Room	Main	5`3" x 5`2"	2pc Bathroom	Main	4`11" x 4`7"
Guest Suite	Main	5`4" x 3`9"	Bedroom	Second	13`8" x 11`8"
Walk-In Closet	Second	9`3" x 4`6"	4pc Ensuite bath	Second	12`9" x 7`11"

Bedroom Second 13`6" x 11`7"
4pc Bathroom Second 8`2" x 4`11"
Walk-In Closet Third 8`9" x 7`2"
Balcony Third 11`8" x 3`8"
Kitchen Basement 10`5" x 8`9"
Walk-In Closet Basement 4`11" x 4`6"
4pc Bathroom Basement 8`10" x 5`0"

Laundry
Bedroom - Primary
5pc Ensuite bath
Family Room
Bedroom
Laundry
Furnace/Utility Room

Second 6`6" x 4`8"
Third 16`4" x 15`4"
Third 17`1" x 13`0"
Basement 11`3" x 10`3"
Basement 11`6" x 8`7"
Basement 5`7" x 3`3"
Basement 9`10" x 5`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2
 Legal Desc: **2410914**

Remarks

Pub Rmks: **Nestled in the heart of Renfrew, this three-story half duplex offers 2,898 square feet of exquisitely designed living space, blending contemporary aesthetics with practical functionality. As you walk through the front door, you are immediately greeted by the open-concept layout, where 9-foot ceilings amplify the sense of space and light. The heart of this home is the gourmet kitchen, where quartz countertops extend across every surface, including a spacious island equipped with a garburator. Built-in appliances, including a state-of-the-art Air Fryer Microwave, ensure that cooking is both a pleasure and a breeze. Under-cabinet lighting adds a warm glow, highlighting the sleek design and enhancing your culinary experience. The adjoining dining area provides the perfect setting for intimate dinners or lively gatherings, while the living room, featuring a gas fireplace, adds warmth and ambiance, overlooking your private backyard—an oasis of calm amidst the city buzz. Ascending to the second floor, you'll find two generously sized bedrooms, each designed to be a sanctuary. The first bedroom features an enormous double vanity ensuite with heated floors and a spacious walk-in closet, perfect for those who appreciate a little extra space. The second bedroom is no less impressive, connected to a 4 piece washroom with heated floors that offers both convenience and privacy. Across the hall one will find a laundry room that adds to the practicality of this thoughtfully designed home. The third floor—a level dedicated entirely to luxury. The primary bedroom is nothing short of a private retreat that is complemented by breathtaking views of the city skyline on your own personal balcony. Down the hall is a massive custom walk-in closet, offering abundant storage for even the most extensive wardrobes. Further, one will find a five-piece bathroom with heated floors that is 17 feet long - an absolute masterpiece! Featuring a vaulted ceiling over a freestanding tub, a steam shower, and two separate vanities with ample counter space, this room will blow you away! Descend to a fully finished basement that adds an extra layer of functionality with a legal one-bedroom suite with separate entry. Perfect for generating rental income or hosting guests, this legal suite features its own entertainment space, a walk-in closet, and all the stainless steel appliances one would need. Step outside to enjoy your maintenance-free deck, perfect for summer barbecues with the gas BBQ line already in place. The backyard is landscaped with grass for easy maintenance, leading to a double detached garage with 10-foot ceilings, providing ample space for storage and parking. This property is brand new, comes with warranty upon possession and is awaiting your arrival to show its beauty!**

Inclusions: **Basement Appliances : Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer/Dryer**
 Property Listed By: **eXp Realty**

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