



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**628 8 Avenue, Calgary T2E 0R6**

MLS®#: **A2162580**

Area: **Renfrew**

Listing Date: **09/05/24**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1946**

Finished Floor Area

Abv Sqft: **1,207**  
Low Sqft:  
Ttl Sqft: **1,207**

DOM

**13**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Parking

Ttl Park: **5**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Garden,No Neighbours Behind,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Washer**  
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,No Smoking Home,Quartz Counters,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`11" x 11`0"
5pc Ensuite bath	Main	
Living Room	Main	18`10" x 12`2"
3pc Bathroom	Basement	
Bedroom	Basement	13`5" x 12`5"

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	11`3" x 12`7"
Bedroom - Primary	Main	15`11" x 26`2"
Bedroom	Basement	12`10" x 14`11"
Media Room	Basement	13`8" x 16`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**470P**

Remarks

Pub Rmks: **Discover this meticulously renovated war-time bungalow in the highly sought-after Renfrew community, where pride of ownership is evident in every detail. This home perfectly blends modern upgrades with preserved mid-century charm. Situated on a spacious 50x120ft (R-2) lot overlooking a peaceful neighborhood park, it offers approximately 2,000sqf of beautifully finished living space with 3 bedrooms and 3 bathrooms, ideal for families or professionals. The gourmet kitchen was remodeled in 2021 and features high-end built-in SubZero, Miele, and Fulgor Milano appliances, creating a chef's dream with sleek, contemporary design and premium functionality. Additional thoughtful upgrades, include a full electrical upgrade to a 200-amp panel, upgraded insulation in exterior walls and attic, Ethernet wiring, new furnace and water tank, and energy-efficient triple-pane windows, ensuring both comfort and efficiency. The fully finished basement includes in-floor heating, a fully wired and insulated theatre room, and a temperature-controlled wine cellar, adding a touch of luxury to the space. The exterior features durable Hardie Board siding and a new roof installed in 2010. The fully drywalled and insulated garage was upgraded in 2022, and includes multiple 240v plugs, a 9ft high garage door, and a vehicle storage lift. The backyard is a true zen oasis, boasting over 500sqf of cedar decking, a self-weathering cedar fence, an electric gate on the parking pad for added yard space and security, mature fruit trees, and a lush perennial garden filled with rare and beautiful plants. Located within walking distance to downtown Calgary, schools, transit, and popular amenities like the Calgary Zoo and Telus Spark, this home offers the perfect blend of luxury, style, and convenience, where pride of ownership is truly reflected.**

Inclusions: **Vehicle lift in garage, Lawn mower**  
Property Listed By: **Royal LePage Benchmark**

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





















