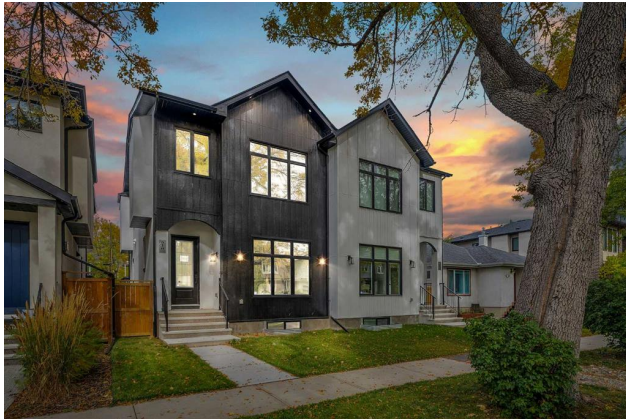


510 14 Avenue, Calgary T2E1E7

MLS® #: **A2182941** Area: **Renfrew** Listing Date: **12/10/24** List Price: **\$939,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,000 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Views**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,940**  
 Low Sqft:  
 Ttl Sqft: **1,940**

DOM

**11**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**  
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Convection Oven,Dishwasher,Garage Control(s),Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,Tile Counters,Tray Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 14`5"	Kitchen	Main	15`8" x 18`1"
Dining Room	Main	13`11" x 11`6"	2pc Bathroom	Main	5`2" x 5`1"
Bedroom - Primary	Second	13`5" x 16`2"	Walk-In Closet	Second	8`3" x 5`8"
5pc Ensuite bath	Second	9`6" x 15`2"	Bedroom	Second	9`11" x 10`4"
Bedroom	Second	9`10" x 10`4"	4pc Bathroom	Second	8`2" x 4`11"

Family Room  
4pc Bathroom  
Den  
Furnace/Utility Room

Second  
Basement  
Basement  
Basement

13`3" x 9`1"  
8`3" x 5`4"  
8`4" x 10`11"  
6`0" x 9`11"

Laundry  
Bedroom  
Game Room  
Walk-In Closet

Second  
Basement  
Basement  
Basement

8`3" x 5`11"  
13`8" x 9`7"  
18`11" x 15`8"  
5`0" x 9`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC2**

**791p**

Remarks

Pub Rmks: **Welcome to a superlative residence located in the heart of Calgary's most famous streets in the Renfrew community. This brand new, 2-storey home offers exceptional luxury and wonderful views of the downtown Calgary skyline. This astounding residence includes over 2300 square feet of thoughtfully designed living space. Upon entering, you are greeted by a carefully designed open floor plan that perfectly blends contemporary elegance with functional living. The main level features an inviting dining room that leads to a fully equipped gourmet kitchen furnished with Frigidaire Professional appliances, a huge island with breakfast bar seating, under-cabinet LED lighting and a family room. A sliding back door invites you to the outside backyard, which further has concrete walking path to access double garage. Easy access to Edmonton Trail and Deerfoot Trail makes commuting or exploring the city a breeze. All floors feature luxurious hardwood flooring, LED lighting and quartz countertops. The top level features a master bedroom suite with a 5-piece bathroom, separate tub, sinks, custom shower, and walk-in closet. There are 2 other rooms and full washrooms on same floor and a laundry room that adds comfort. The basement is a cozy retreat with four-piece bathroom and 2 bedrooms. This exceptional piece of design and finish in one of Calgary's sought-after neighbourhoods offers a perfect combination between refinement, comfort, and scenic beauty. This home is conveniently located just minutes from downtown, Deerfoot Trail, Memorial Drive, Nose Hill Park, Calgary Zoo, BowRiver, Plaza, schools, Memorial Station, and restaurants etc.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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

