



THE
A-TEAM

**RE/MAX
FIRST**

528 14 Avenue, Calgary T2E 1E7

MLS®#: **A2193402**

Area: **Renfrew**

Listing Date: **02/12/25**

List Price: **\$1,399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Finished Floor Area

Abv Sqft: **1,425**
Low Sqft:
Ttl Sqft: **1,425**

DOM

10
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Treed**
Park Feat: **Double Garage Detached,Heated Garage,Insulated,Oversized**

Utilities and Features

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

Construction: **Cement Fiber Board**
Flooring: **Ceramic Tile,Hardwood,Stone,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Garburator,Humidifier,Induction Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Beamed Ceilings,Built-in Features,Ceiling Fan(s),Double Vanity,Dry Bar,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Skylight(s),Storage,Sump Pump(s),Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`0" x 9`6"
Dining Room	Main	11`7" x 17`5"
2pc Bathroom	Main	4`8" x 5`6"
4pc Ensuite bath	Main	8`6" x 8`9"
Mud Room	Main	8`3" x 8`7"

Room	Level	Dimensions
Living Room	Main	12`5" x 14`2"
Kitchen	Main	13`6" x 18`9"
Bedroom - Primary	Main	12`0" x 12`0"
Bedroom	Main	9`1" x 12`5"
Flex Space	Basement	8`8" x 12`0"

Bedroom
3pc Bathroom
Exercise Room
Furnace/Utility Room

Basement 11`0" x 11`4"
Basement 8`3" x 8`7"
Basement 13`4" x 14`2"
Basement 13`7" x 13`9"

Bedroom
Office
Furnace/Utility Room

Basement
Basement
Basement

11`0" x 11`1"
8`9" x 12`0"
5`0" x 8`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG
791P

Remarks

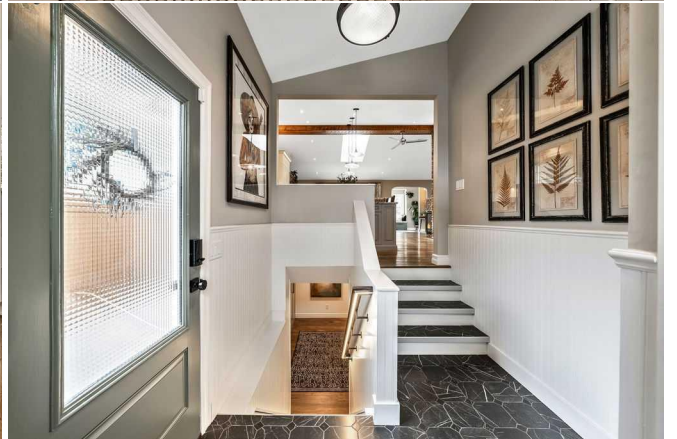
Pub Rmks: ****OPEN HOUSES - SATURDAY, FEBRUARY 15 - 12:00 PM - 2:00 PM and SUNDAY, FEBRUARY 16 - 11:00 AM - 1:00 PM** - Welcome to this extraordinary bungalow in the sought-after neighbourhood of Renfrew. With 4 bedrooms, 2.5 bathrooms, and over 2500 square feet of thoughtfully designed, total living space, this home has undergone \$600,000 in renovations over 15 years, including a 2023 basement and garage transformation. Every detail has been meticulously curated for a residence that exudes sophistication, comfort, and mindful design. Be captivated by the living and dining area, featuring a 3-way gas fireplace, a reclaimed Chicago brick wall, and vaulted ceilings with skylights that drench the main living area in sunlight. Other touches include stunning German oak hardwood floors throughout the main level and exposed ceiling beams clad in 100-year-old reclaimed barn wood. The gourmet kitchen, outfitted with Wolf, Miele, Asko and Sub-Zero high-end appliances, offers plenty of room to gather around the 9-foot, two-tiered island. The primary bedroom features French doors that lead out to a private pergola and hot tub oasis. The newly renovated basement offers a sunken, jungle-themed gym/flex area; 2 themed guest rooms connected by a Jack & Jill closet; an amenity bar for guests; an office with built-in cabinets; and a spa-like bathroom with in-floor heating and quartz countertops. The home's exterior is as impressive as its interior, featuring exposed aggregate walkways, Hardie Board siding on the house and detached garage, Gemstone lighting, a new roof in 2020, Leaf Filter gutters, and under-eave electrical outlets for seasonal decorating. The backyard has been thoughtfully designed with zoned entertaining and relaxation in mind. Welcome guests or enjoy your morning coffee on the private pergola and take away the chill with your infrared gas heater. Gather on your slate patio, surrounded with perennial, mature landscaping that creates a private park-like setting in an ultra-convenient, inner-city location. You also have 4 natural gas hookups to elevate your hosting potential. The detached double garage is a masterpiece in itself, featuring new extra-large windows, epoxy flooring, a vaulted ceiling, a natural gas heater, a new garage door with graphic art, metal cabinetry, and an updated electrical panel that could accommodate EV charging. Renfrew is where urban living meets community charm, and this inner-city sanctuary offers the perfect balance of tranquility and urban convenience. Enjoy being just a 25-minute walk to downtown Calgary, with Co-op, Renfrew Pool, parks, schools, and restaurants all within a 5- to 10-minute stroll. The vibrant neighbourhoods of Bridgeland, Kensington, and Inglewood, as well as the Calgary Zoo, are also within walking distance, making this home the epitome of connected living. Come and see for yourself that this is more than just a home—it's a bespoke lifestyle where every touch has been carefully considered.**

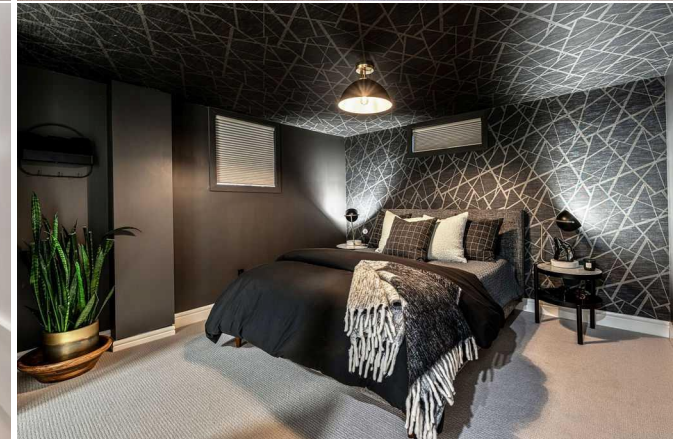
Inclusions: **TV wall mounts (gym and living room); Mirrors in gym; cabinetry in Jack and Jill closet; hot tub (as-is); pergola; pergola heater; garage heater; storage cabinets in garage; alarm system (unmonitored); garden shed**

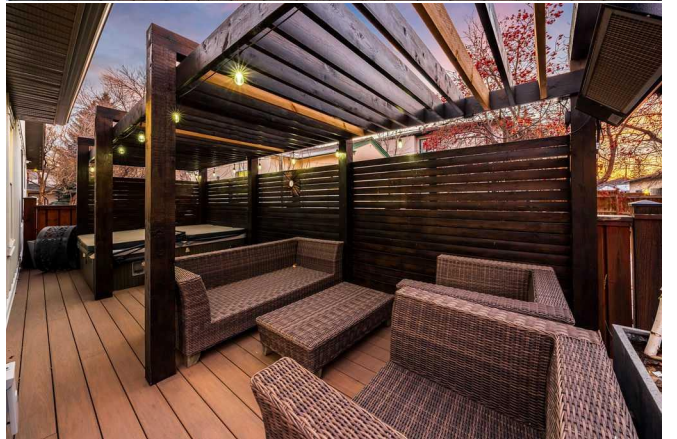
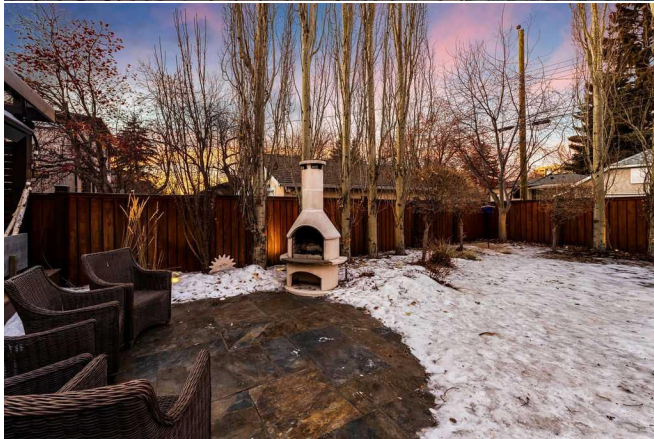
Property Listed By: **CIR Realty**

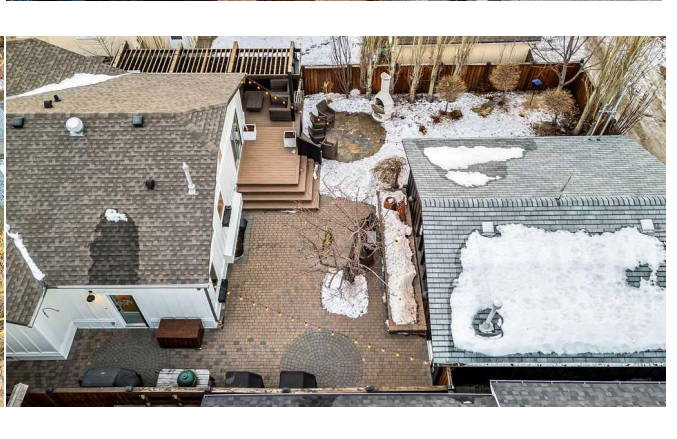
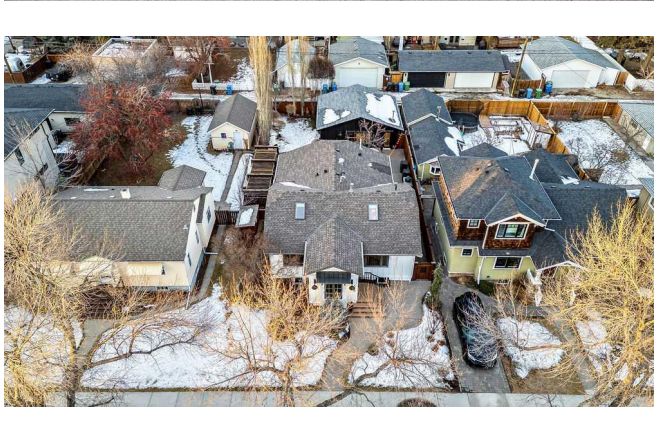
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

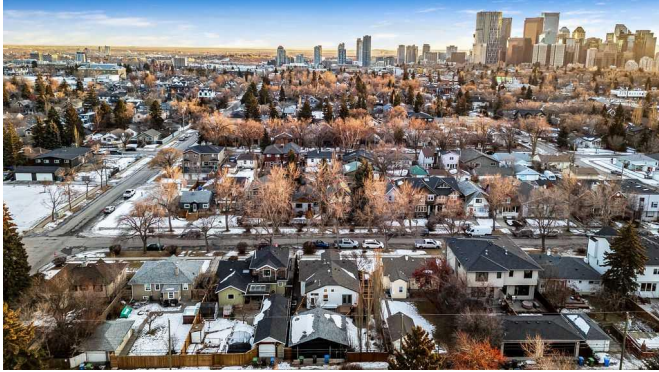












GROSS AREA 528 14 Avenue NE - Calgary
MAIN LEVEL: 1424.63 Sqft, BASEMENT: 1134 Sqft
TOTAL: 528 14 Avenue NE
BASED ON APPROVED AND APPROXIMATE, ACTUAL MAY VARY