



THE
A-TEAM

**RE/MAX
FIRST**

604 12 Avenue, Calgary T2E 1B1

MLS®#: **A2194738**

Area: **Renfrew**

Listing Date: **02/15/25**

List Price: **\$685,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1929**

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, Landscaped**
Park Feat: **Single Garage Detached**

Finished Floor Area

Abv Sqft: **789**

Low Sqft:

Ttl Sqft: **789**

DOM

7

Layout

Beds: **2 (1 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**
Heating: **In Floor, Forced Air, Heat Pump**
Sewer:
Ext Feat: **Garden, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`4" x 6`5"	Foyer	Main	8`8" x 4`5"
Living Room	Main	14`2" x 13`11"	Kitchen	Main	5`10" x 19`4"
Bedroom - Primary	Main	9`2" x 13`3"	3pc Bathroom	Main	
Bedroom	Basement	13`0" x 11`7"	Den	Basement	10`11" x 8`2"
4pc Bathroom	Basement				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
H-GO

470P

Remarks

Pub Rmks:

This charming character home, located in the heart of inner city Renfrew, has undergone extensive renovations that are sure to impress. Nestled on a quiet street, it is within walking distance to downtown, the Bow River parks and pathways, and all the amenities you could possibly need. From the moment you arrive, the curb appeal is evident. Step onto the covered front porch and soak in the inviting charm. Inside, the main floor offers an open and practical layout, showcasing the love and attention that has been poured into the home over the years. Every detail has been carefully addressed, leaving no stone unturned. The hickory hardwood floors flow seamlessly throughout the main level. The front sunroom has been transformed into a beautiful dining area, bathed in natural light from an abundance of windows. The living room flows effortlessly into the renovated kitchen, which features quartz countertops, stainless steel appliances, a gas stove, and modern yet timeless tones. Ceiling height cabinetry, a subway tile backsplash, and under cabinet lighting complete the look. The main floor bathroom is equipped with a tiled shower and in floor heating. A good sized bedroom on the main floor offers comfort and convenience. The rear porch also features in floor heating and laundry, providing access to the back deck and a two person spa buddy hot tub (2023) that is included, along with a patio for your furry friends. The fully developed basement includes a second bedroom, ample storage space, and a spacious second bathroom with a tub. The office space could easily be converted into a third bedroom or second living room. With in floor heating in three zones downstairs, comfort is ensured throughout the home. Industrial tile on stairs and lower level. Additional features and updates add significant value and energy efficiency to this property. New furnace (2022), hot water tank (2021), and all new windows and front door (2021-2024) provide peace of mind. Plumbing was updated to pex (2020), while the electrical panel was replaced (2020). A heat pump was added (2024) for both heating and cooling. The roof is approximately 8 years old, and new eavestroughs were installed (2020). The yard is beautifully landscaped and truly shines in the warmer months, with a lovely patio area featuring a pergola. The home also includes a single detached garage for added convenience with new concrete poured inside and for back patio and walkway . Renfrew is known for its strong sense of community, offering easy access to shopping, restaurants, public transit, Deerfoot Trail, parks, schools, shopping. For a savvy investment this home surely checks all the boxes. Check out the virtual tour to walk through this lovely home, or book a showing to experience firsthand the warmth and care this home has to offer!

Inclusions:
Property Listed By:

**3 Wardrobes, Attached Shelving in Living Room, Hot Tub, Heat Pump (AC)
CIR Realty**

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

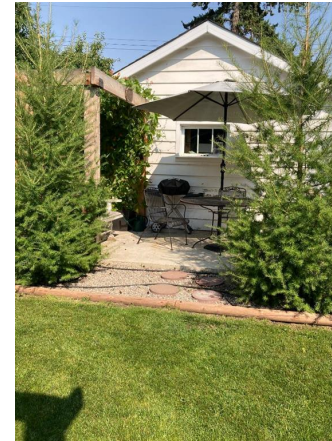
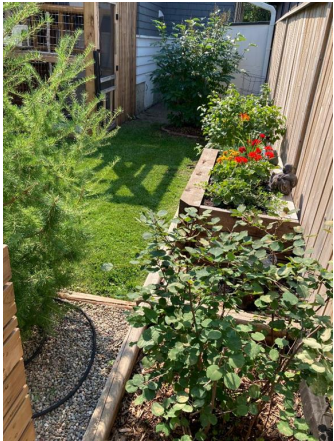






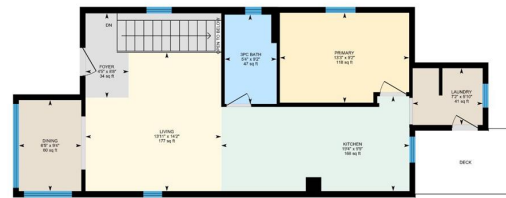






604 12 Ave NE, Calgary, AB

Main Floor Exterior Area 739.23 sq ft
Interior Area 733.07 sq ft
Excluded Area 1.96 sq ft



PREPARED: 2020/02/15

White regions are excluded from total floor area in IUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 583.04 sq ft
Interior Area 555.58 sq ft
Excluded Area 12.05 sq ft



PREPARED: 2020/02/15

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