



THE
A-TEAM

**RE/MAX
FIRST**

910 15 Avenue, Calgary T2E 1J1

MLS® #: **A2196947**

Area: **Renfrew**

Listing Date: **03/01/25**

List Price: **\$1,050,000**

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: **2025**
Lot Information
Lot Sz Ar: **3,004 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,966**
Low Sqft:
Ttl Sqft: **1,966**

**Back Yard,Low Maintenance Landscape,Rectangular Lot
Double Garage Detached,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

DOM

9
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Attached-Side by Side**

Parking

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

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 14`6"
Dining Room	Main	12`10" x 11`0"
Mud Room	Main	8`1" x 5`1"
Walk-In Closet	Second	9`3" x 6`0"
Bedroom	Second	11`6" x 10`0"
Laundry	Second	6`4" x 5`7"
Bedroom	Basement	10`8" x 10`0"
Game Room	Basement	15`1" x 10`7"
2pc Bathroom	Main	
5pc Ensuite bath	Second	

Room	Level	Dimensions
Kitchen	Main	18`6" x 15`2"
Office	Main	6`8" x 5`5"
Bedroom - Primary	Second	13`4" x 12`0"
Bedroom	Second	11`7" x 10`6"
Bonus Room	Second	9`7" x 8`6"
Bedroom	Basement	12`10" x 10`0"
Kitchen	Basement	11`1" x 8`4"
Laundry	Basement	5`0" x 4`4"
4pc Bathroom	Second	
4pc Bathroom	Basement	

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

TBV

Remarks

Pub Rmks: **This upscale infill blends high-end design with everyday practicality, offering a legal two-bedroom basement suite (subject to permits and approvals by the city) - perfect as a mortgage helper or for extended family! With an open-concept main floor, a luxurious primary suite, and a prime inner-city location, this home is built for both comfort and convenience! Step inside to a bright, welcoming foyer where sleek finishes and warm wood tones on the built-ins set the stage before leading to a sun-filled dining room at the front of the home. Large windows bring in natural light, making this space perfect for hosting or casual meals. The chef-inspired kitchen sits at the heart of the home, featuring ceiling-height custom cabinetry, dark grey countertops, a waterfall-edge island with oak accents and LED skirt lighting, plus a high-end appliance package. A seamless flow into the living room makes entertaining effortless - cozy up by the floor-to-ceiling grey porcelain tile gas fireplace, framed by custom shelving with warm LED accent lighting. Off the main space, a mudroom with built-ins keeps things organized, offering direct backyard and garage access. A sleek powder room is tucked away nearby, along with a main floor office - ideal for working from home, complete with a large window and built-in desk. Head upstairs, where a spacious bonus room greets you at the top of the stairs. Whether it's a cozy movie night spot, a play area, or a second lounge, this flexible space adapts to your needs. The primary suite is a retreat you'll never want to leave, designed with a soft, neutral palette that feels warm and inviting. The spa-like ensuite features a deep soaker tub, a glass-enclosed shower, and a double vanity with designer tile selections throughout. A large walk-in closet with custom shelving completes the space, making it as functional as it is luxurious. Two additional good-sized bedrooms, a sleek main bathroom, and a convenient laundry room with built-in storage complete the upper level. The fully finished legal suite (subject to permits and approvals by the city) is a game changer - offering a bright and modern two-bedroom space with its own entrance. Whether you're looking for a rental income opportunity or a private space for family, this suite has everything needed for comfortable independent living. It includes an open living area, a stylish kitchen, and a full bathroom with the same high-end finishes found throughout the home. Nestled in Renfrew, this home offers walkable access to Bridgeland's top cafés, restaurants, and boutiques. Enjoy brunch at Blue Star Diner, fresh groceries from Blush Lane, or a drink at Bridgeland Distillery. Outdoor lovers will appreciate Tom Campbell's Hill and Bottomlands Park, while families will love being close to St. Alphonsus, Children's Village, and Colonel Macleod School. Downtown is just 5 minutes away, with quick access to Edmonton Trail, 16th Ave, and Deerfoot Trail.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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





