



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1234 COLGROVE Avenue, Calgary T2E 5C2**

MLS®#: **A2197002**

Area: **Renfrew**

Listing Date: **02/26/25**

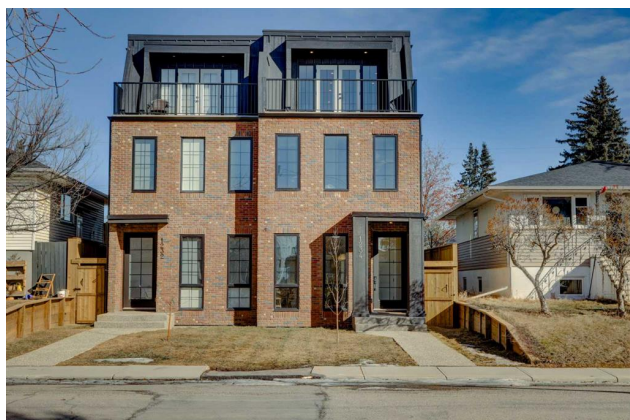
List Price: **\$1,050,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,960**

Year Built:

**2022**

Low Sqft:

Ttl Sqft:

**1,960**

Lot Information

Lot Sz Ar:

**4,682 sqft**

Lot Shape:

DOM

**0**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.5 (4 1)**

Style:

**3 (or more)**

**Storey,Attached-Side  
by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Rectangular Lot**

**Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air,Natural Gas**

Sewer: **Balcony,BBQ gas line,Lighting,Private Yard**

Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard**

Construction: **Brick,Concrete,Stucco,Wood Frame**

Flooring: **Carpet,Hardwood,Tile**

Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Built-In Oven,Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`4" x 12`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 18`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`6" x 13`9"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`4" x 13`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 4`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 13`1"</b>
<b>Laundry</b>	<b>Second</b>	<b>4`10" x 8`3"</b>	<b>Bedroom</b>	<b>Third</b>	<b>9`5" x 9`10"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>5`0" x 8`9"</b>	<b>Library</b>	<b>Third</b>	<b>5`11" x 10`2"</b>

Living Room  
4pc Bathroom  
Bedroom

Third  
Basement  
Basement

14`10" x 14`6"  
6`1" x 8`7"  
10`1" x 9`7"

Game Room  
Storage

Basement  
Basement

14`0" x 19`9"  
3`5" x 15`9"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

8150AN

Zoning:  
R-C2

Remarks

Pub Rmks:

Welcome to 1234 Colgrove Avenue NE, a stunning residence in the heart of Renfrew, one of Calgary's most coveted streets. This extraordinary 3-storey home, inspired by classic New York architecture, blends timeless elegance with modern luxury, offering over 2,500 sq ft of beautifully curated living space. This home is a rare find, showcasing impeccable craftsmanship and breathtaking downtown skyline views from the top-floor loft. Step inside to discover an open-concept design that seamlessly connects sophisticated style with everyday comfort. The main level greets you with a stylish dining area that flows effortlessly into the show-stopping kitchen, featuring sleek Frigidaire Professional appliances, an expansive 10-foot island with breakfast bar seating, under-cabinet LED lighting, and elegant finishes. The spacious family living room invites relaxation, while a sliding glass door leads to the backyard's concrete patio plus a back mud room—ideal to hide away your family's belongings. Luxury is evident on every level, with custom detailing, ambient wall sconce lighting, built-in speakers, and premium finishes throughout. The second floor is home to your private retreat—a serene primary suite with a walk in closet and a spa-like 5-piece ensuite, including a stand-alone tub, dual sinks, in-floor heating, and a custom shower. A second bedroom with its own ensuite and a well-appointed laundry room complete this level. The third floor is a standout, featuring a loft-style bonus room with French doors opening onto a balcony that offers unobstructed city views. This level also includes a wet bar, a versatile den/office space, and another bedroom with a full 4-piece bathroom—ideal for guests or a private workspace. The fully finished basement extends the home's functionality, boasting a cozy recreation room, a second wet bar, a bedroom, and a 4-piece bath. Additional highlights include rough-ins for in-floor basement heating and air conditioning, plus a tankless water system for added efficiency. Perfectly situated minutes from downtown, this home offers easy access to major roadways, off-leash parks, the Calgary Zoo, Telus Spark Science Centre, Bow River pathways, schools, and the vibrant shops and restaurants of Bridgeland. 1234 Colgrove Avenue NE isn't just a home—it's an unparalleled lifestyle of comfort, sophistication, and city convenience. Don't miss your chance to make it yours!

Inclusions:  
Property Listed By:

N/A  
Royal LePage Benchmark

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



