



**509 15 Avenue NE  
Calgary, Alberta**

**MLS # A2291471**



**\$1,250,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,323 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Driveway, Garage Door		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, F		

<b>Heating:</b>	Baseboard, In Floor, Fireplace(s), Heat Pump, Hot Water	<b>Water:</b>	Cistern
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s)		

**Inclusions:** HEAT PUMP, MONITORED ALARM SYSTEM, WATER FOUNTAIN, NEST PROGRAMABLE THERMOSTAT.

Welcome to Renfrew. This beautifully renovated and expanded mid-century home offers over 2,300 sq. ft. with 4 bedrooms and 3 bathrooms, gorgeous hardwood, highlighted by 9-foot ceilings throughout. A rare inner-city offering, the property features both a double attached garage and a double detached garage, providing exceptional parking and storage. An additional highlight is the future redevelopment potential. Situated on an expansive 11,000 sq. ft. corner lot facing Beaumont Park. Properties of this size are increasingly being redeveloped into multi-plex projects with six or more townhomes, making this an attractive opportunity for investors, builders, or homeowners seeking long-term value. The elegant living room is filled with natural light from an abundance of windows and anchored by a gas fireplace with a substantial mantel and built-in shelving. It flows into the dining area&mdash;perfect for large family gatherings&mdash;and a bright sunroom ideal for plants or a relaxing retreat. The kitchen impresses with an 11-foot ceiling, sleek Denca cabinetry, generous counter space, and large windows overlooking the stunning backyard. The master's quarter's features a walk-in closet and spacious 4 piece ensuite, while two additional bedrooms, a full bathroom, and a versatile den&mdash;ideal for a home office or library&mdash;complete the main level. The fully developed lower level offers an entertainment room, kitchenette/summer kitchen, 4th bedroom, second laundry area, and direct access to the Double Attached Garage. A Double Detached Garage and 40-foot driveway provide additional parking for vehicles, hobbies, or even an RV. Additional highlights include a 60,000 BTU heat pump for efficient heating and air-conditioned comfort and a rainwater capture system. With spring just around the corner, you&rsquo;ll truly appreciate

spending time in the beautifully landscaped, park-like yard. Curved paver pathways wind through a vibrant collection of perennial gardens, flowering plants, and mature shrubs, creating a peaceful setting that feels both private and inviting. Whether you're tending to the garden, enjoying a morning coffee on the patio, or tending to the gas barbecue on a warm summer evening, this thoughtfully designed outdoor space offers a wonderful connection to nature right in the heart of the city. Renfrew is a vibrant inner-city community offering excellent amenities, including Renfrew Athletic Park, a Natural Park, and the Nose Creek pathway system. Residents enjoy nearby recreation facilities, indoor pool, skating arenas, schools, and quick access to local restaurants and cafes along Edmonton Trail, all just minutes from downtown. Move in & Enjoy!