



**1148 Radnor Avenue NE
Calgary, Alberta**

MLS # A2299856



\$925,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,057 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: BBQ, Attached TVs, Amplifier for central audio system

Tucked into one of Calgary's most connected inner-city pockets. In Renfrew, your weekends practically plan themselves. Walk to local favourites along Edmonton Trail, grab brunch or cocktails minutes from your door, or head south to the Bow River pathways, Bridgeland, and downtown in just a few minutes. Whether it's a quick commute or a spontaneous night out, everything feels close, because it is. Big mornings start at the waterfall island—coffee in hand, sunlight spilling across engineered hardwood, and nowhere you'd rather be. The kitchen here isn't just upgraded, it's the kind of space that quietly becomes the centre gathering spot, with the oversized quartz waterfall island, induction cooktop, ample storage and clean, modern lines. The main floor flows effortlessly with it's 10 foot ceilings and the ideal space for hosting friends before heading out or staying in when the mood calls for it. Upstairs, the primary suite gives you a proper place to recharge, complete with a sleek 5-piece ensuite with soaker tub, while two additional bedrooms and additional flex space perfect as a home office. Downstairs, things get a bit more relaxed. A large media room sets the scene for movie nights or game days, with a wet bar ready to keep the evening going. A fourth bedroom adds even more versatility, whether for guests or a home gym you'll never use. Outside, the low-maintenance setup is a game changer. Artificial turf in both the front and backyard means your weekends are spent enjoying the patio, not mowing the lawn. It is lock-and-leave convenience without sacrificing outdoor space. For a younger professional couple or family looking to stay close to the energy of the city without giving up comfort or design, this home just makes sense. Come take a look and see how easily this one fits you

routine—book your private showing today