

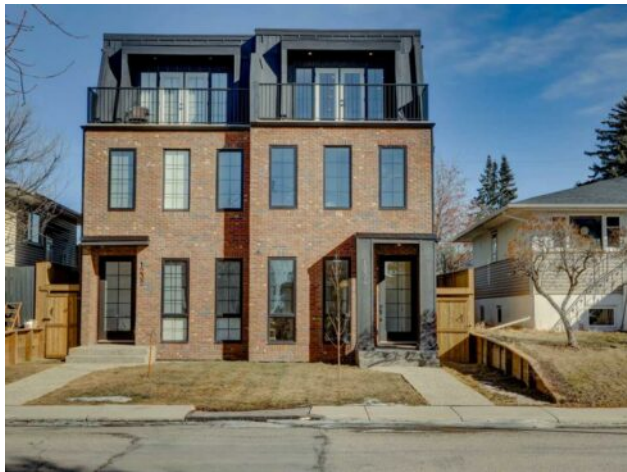


**GRASSROOTS**  
REALTY GROUP

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**1234 Colgrove Avenue NE**  
**Calgary, Alberta**

**MLS # A2197002**



**\$998,765**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,961 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	N/A		

Inspired by classic New York brownstones, this 3-storey home in Renfrew blends timeless elegance with modern comfort. With over 2,500 sq ft of efficiently designed space, it's the perfect fit for couples or families with teens who want stylish low-maintenance living without compromising function. The open-concept layout is filled with natural light from large windows and tall ceilings, giving a bright and airy feel. The main floor is ideal for entertaining, featuring a sleek kitchen with Frigidaire Professional appliances, a 10-foot island with bar seating, under-cabinet lighting, and high-end finishes. The main floor is thoughtfully laid out with a front dining room overlooking the front yard, a central kitchen, and a rear family room that opens directly to the backyard. A rear mudroom keeps the space organized and clutter-free. The second level is dedicated to comfort and privacy, featuring a luxurious primary suite with a walk-in closet and a spa-inspired 5-piece ensuite complete with heated floors, dual vanities, a glass shower, and a freestanding soaker tub. A second bedroom with downtown views, its own nearby 4-piece bathroom, and a full laundry room complete this floor—ideal for guests or teens. The third level is a standout, with a loft-style bonus room, wet bar, den/office space, and a bedroom with a full 4-piece bath—ideal for guests or working from home. Step onto the balcony and enjoy unobstructed views of Calgary's skyline. The fully finished basement adds flexibility with a rec room, second wet bar, an additional bedroom, and a 4-piece bath—perfect for movie nights, a gym, or a teen hangout. Additional upgrades include built-in speakers, ambient wall sconces, a tankless hot water system, and rough-ins for basement in-floor heat and A/C. This low-maintenance property is ideal for those who want style and space without the upkeep of oversized square

footage. Located on a quiet, sought-after street just minutes from downtown, this home offers quick access to major routes, Bridgeland shops and restaurants, the Bow River pathways, off-leash parks, Telus Spark, the Calgary Zoo, and more. It's a lifestyle designed for city-savvy buyers who value quality, convenience, and incredible views.