

# \$1,050,000 - 424 14 Avenue Ne, Calgary

MLS® #A2224712

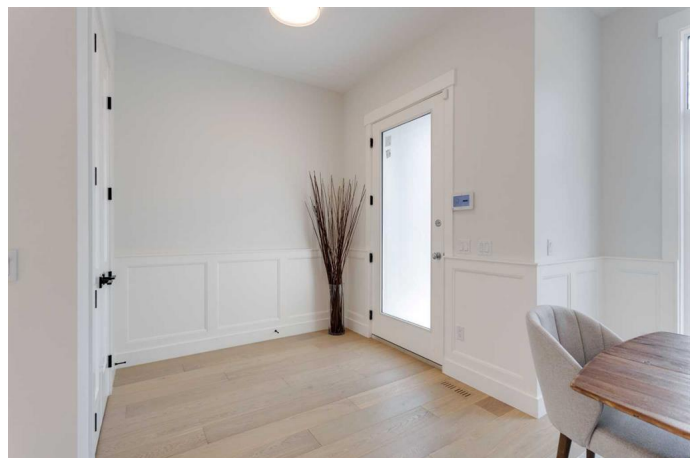
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 1,965 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

Step inside this modern semi-detached inner-city gem in sought-after RENFREW and discover a layout designed for both comfort and connection! With thoughtful upgrades and a smart, spacious flow, this home delivers a sense of ease the moment you walk through the front door. A spacious front foyer with a coat closet welcomes you home, with a spacious entrance before heading into the dedicated front dining room, which is built to host memorable family dinners. Engineered hardwood floors and 10-ft ceilings follow you into the heart of the home – an elegant central kitchen – that anchors the main level. With a generous island, built-in pantry, and upgraded appliances including a gas range and French door fridge/freezer, the space is as functional as it is beautiful. Just beyond, the living room invites you to relax by the fully tiled fireplace with custom built-ins and oversized windows that frame the backyard. Whether you're enjoying a cozy evening in or entertaining a crowd, the open-concept layout brings everyone together without feeling crowded. Natural light fills the space throughout the day, and warm finishes add just the right amount of luxury. A discreet mudroom at the back offers built-in storage lockers for shoes, coats, and bags, keeping the chaos of everyday life out of sight. Tucked just off the mudroom is a stylish powder room for guests. From top to bottom, the main floor is planned with real-life functionality in mind without sacrificing design. Upstairs, the primary suite



is a quiet retreat positioned at the front of the home. The large walk-in closet is well laid out, and the spa-inspired ensuite includes dual vanities, a freestanding soaker tub, and a tiled walk-in shower – perfect for unwinding at the end of the day. Two additional bedrooms at the back of the home are ideal for kids, guests, or a home office setup. A full 4-piece bathroom and a separate laundry room with built-in shelving and sink round out the upper floor. The lower level offers even more versatility, with a fully self-contained LEGAL 1-BEDROOM SUITE (subject to final City approval). A private side entrance leads into a bright, open-concept layout featuring a modern kitchen with quartz countertops and bar seating, a spacious living area, in-suite laundry, a full bathroom, and a large bedroom with a walk-in closet. Generous windows let in natural light, making this an attractive option for rental income, in-laws, or extended family. Situated on a quiet, tree-lined street in Renfrew, this location checks all the boxes! You're within walking distance to Renfrew Athletic Park, the community pool, tennis courts, and several highly rated local spots like Boogie's Burgers, Diner Deluxe, and Blush Lane Market. Schools, playgrounds, transit, and downtown are all just minutes away, with Edmonton Trail just a short stroll away! Whether you're raising a family or looking for a low-maintenance lifestyle near the action, this home offers the perfect blend of convenience and charm!

Built in 2025

### Essential Information

MLS® #	A2224712
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,965
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	424 14 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1E5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 8th, 2025
Days on Market	16
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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