



GRASSROOTS

REALTY GROUP

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2, 521 15 Avenue NE
Calgary, Alberta

MLS # A2290887



\$695,000

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,281 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	CRG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

MOVE IN BY SUMMER! Modern comfort meets thoughtful design in this 4-BED, 3.5-BATH RENFREW TOWNHOME, where bright interiors and a well-planned layout come together across three finished levels. The design focuses on practical living while maintaining a clean, contemporary feel that suits both everyday routines and entertaining. A welcoming front foyer sets the tone with a convenient BUILT-IN BENCH and closet, creating an organized drop zone for coats, bags, and shoes. From there, the home opens into the kitchen and dining area, creating a bright, connected space for everyday living. The kitchen is centred around a generous quartz ISLAND with seating, making it ideal for casual meals, morning coffee, or hosting guests. Modern cabinetry, full-height storage, and ample counter space provide both style and functionality. Tucked away a large PANTRY keeps everything organized and easily accessible. The space then transitions naturally into the open living room, where large windows bring in natural light, and a dedicated TV feature wall creates a comfortable space for relaxing or gathering with friends. A POWDER ROOM is also located on this level for added convenience. Upstairs, the PRIMARY BEDROOM is positioned as a quiet retreat, complete with a WALK-IN CLOSET and private ENSUITE featuring modern finishes and a large, fully tiled shower. Two additional bedrooms sit along the front of the home and share access to the main bathroom, making them ideal for family members, guests, or a dedicated home office. Laundry is conveniently located on this floor, keeping day-to-day living simple and efficient. The fully finished lower level adds even more usable space. A large REC ROOM creates a versatile area that works equally well as a media room, workout space, or casual hangout. The fourth bedroom offers flexibility for guests,

a home office, or extended family, with easy access to the nearby full bath. The RENFREW location puts you close to some of Calgary's best inner-city amenities. ROTARY PARK is about a 5-min walk away and offers incredible DT skyline views, green space, playgrounds & pathways. From there, you can easily connect to the BOW RIVER PATHWAY system for cycling, running, and long weekend walks. The shops and restaurants of BRIDGELAND and Edmonton Trail are close by, including favourites like the ITALIAN SUPER MARKET, MADE BY MARCUS, and OEB BREAKFAST. Local conveniences like LUKE'S DRUG MART and neighbourhood cafes are also nearby for quick errands and coffee runs. Families will appreciate nearby schools like Stanley Jones, Colonel Macleod, and Crescent Heights High. Enjoy quick access to Telus Spark, the Calgary Zoo, and Prince's Island Park, all just minutes away. Commuting is easy with Edmonton Trail, Deerfoot Trail, and downtown under 10 minutes. This Renfrew townhome offers a prime inner-city location. *UNDER CONSTRUCTION CAN DO SOME CUSTOMIZATIONS*