



**521 9 Avenue NE**  
**Calgary, Alberta**

**MLS # A2294400**



**\$850,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,947 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Wall Mounted Dyson, TV Mounts, XL Patio umbrella and stand, Wall mounted kitchen ladder, hedge trimmers, turf brush

Welcome to this beautifully crafted, high-end duplex built in 2012, offering timeless design, thoughtful upgrades, and modern convenience in the heart of Renfrew, one of the city's most sought-after neighbourhoods. Featuring central air and over 2,800 sq ft of developed living space, this 4-bedroom, 3.5-bath home blends function and class at every turn. Step inside to a welcoming entryway with a dedicated front office, perfect for working from home. The open-concept main floor showcases 9' ceilings, a striking coffered ceiling in the living area, and a cozy gas fireplace that anchors the space. Elegant custom silhouette blinds and a stylish kitchen—complete with granite countertops, stainless steel appliances, double oven, and built-in storage solutions, add both sophistication and practicality. Seamless flow into the living and dining areas makes this home ideal for everyday living and entertaining, while skylights above enhance natural light throughout. At the back entrance, a convenient boot room offers ample storage and access to the sunny south-facing backyard. The outdoor space is thoughtfully designed with low-maintenance landscaping, including landscape turf and select shrubbery, creating an easy-care setting. A patio deck provides the perfect space for relaxing or hosting guests. Upstairs, vaulted ceilings enhance the bright and airy feel. The spacious primary retreat features a large walk-in closet, silk channel-set drapery, and a luxurious 5-piece ensuite complete with two skylights. Additional bedrooms are well-appointed and ideal for family living. The fully finished basement adds incredible versatility with a fourth bedroom, full bathroom, bonus workshop/craft room, and a substantial storage area, perfect for growing families or hobbyists. This is a well-loved home that has been lived in and enjoyed, and it shows in places. While

the property has been well maintained overall, there are some areas that would benefit from cosmetic updates and general refreshment. It presents a great opportunity for buyers to bring their own vision and improvements over time, and to build additional value in an already solid and thoughtfully designed home. Additional highlights include built-ins throughout, a double detached garage, and beautifully finished, low-maintenance landscaping that complements a busy lifestyle. Furniture is negotiable. Located in vibrant Renfrew, you're just steps from schools, parks, shops, and restaurants, with a quick commute to downtown, offering the perfect balance of convenience and community.