



**GRASSROOTS**  
REALTY GROUP

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912 15 Avenue NE  
Calgary, Alberta

MLS # A2324531



**\$999,000**

|           |                                                                      |        |                  |
|-----------|----------------------------------------------------------------------|--------|------------------|
| Division: | Renfrew                                                              |        |                  |
| Type:     | Residential/Duplex                                                   |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                      |        |                  |
| Size:     | 1,987 sq.ft.                                                         | Age:   | 2025 (1 yrs old) |
| Beds:     | 5                                                                    | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached, Private Electric Vehicle Charging Station(s) |        |                  |
| Lot Size: | 0.07 Acre                                                            |        |                  |
| Lot Feat: | Other                                                                |        |                  |

|             |                                                                                                                                       |            |      |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Central, In Floor                                                                                                                     | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                     | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                       | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                  | LLD:       | -    |
| Exterior:   | Brick, Shingle Siding, Wood Siding                                                                                                    | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                       | Utilities: | -    |
| Features:   | Bookcases, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage |            |      |
| Inclusions: | N/A                                                                                                                                   |            |      |

This luxury semi-detached infill combines refined design, thoughtful layout, and strong income potential with a fully legal 2-bedroom basement suite (city approved), making it well-suited for both end users and investors in today's market. The main floor is designed to feel open and elevated, featuring 10-ft ceilings that enhance natural light flow and create a more spacious, airy environment compared to standard builds. A bright front dining area is framed by large windows, offering a welcoming space for both daily living and entertaining. At the center of the home, the chef-inspired kitchen showcases natural stone countertops, full-height custom cabinetry, a waterfall island with oak accents, LED feature lighting, and a premium appliance package—delivering both durability and a high-end finish. The adjacent living room is anchored by a floor-to-ceiling tiled gas fireplace with custom built-ins, creating a warm yet modern focal point. A dedicated main floor office provides flexibility for working from home, while the rear mudroom with built-in storage offers practical access to the backyard and garage. Upstairs continues with 9-ft ceilings, maintaining a consistent sense of space throughout. A versatile bonus room at the top of the stairs functions well as a secondary lounge, media area, or workspace. The primary suite is elevated by a vaulted ceiling, adding volume and a more luxurious feel to the retreat. The ensuite is thoughtfully designed with a double vanity, soaker tub, glass-enclosed shower, and in-floor heating, delivering everyday comfort during Calgary's colder seasons. Two additional well-sized bedrooms, a full bathroom, and a conveniently located upper laundry room complete the level. The basement is built with 9-ft ceilings and features a fully finished legal 2-bedroom suite with a separate entrance. Designed to maximize

livability, the suite includes a bright open living area, a modern kitchen, and a full bathroom, offering an excellent opportunity for rental income or multi-generational living without compromising comfort. Located in the established inner-city community of Renfrew, this home offers quick access to downtown (approximately 5 minutes) and is within close proximity to the amenities of Bridgeland, including popular cafes, restaurants, and local shops. With convenient connections to Edmonton Trail, 16 Avenue, and Deerfoot Trail, commuting and daily travel are efficient and accessible.