



**GRASSROOTS**  
REALTY GROUP

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**1046 Rundle Crescent NE**  
**Calgary, Alberta**

**MLS # A2329331**



**\$789,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                         |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,731 sq.ft.                    | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached          |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                   |
| <b>Lot Feat:</b> | Level, Rectangular Lot, Treed   |               |                   |

|                    |                                                                                       |                   |      |
|--------------------|---------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |                   |      |

**Inclusions:** Not applicable

\* SEE VIDEO \* Welcome to this exceptional opportunity in the heart of Renfrew, where it's rare to find a fully developed semi-detached infill offering 2,457 sq ft of developed living space for an attainable price. Situated on a quiet, family-friendly street, this 4-bedroom, 3.5-bathroom home has a fully developed basement, providing plenty of room for growing families, professionals, or anyone looking to enjoy the benefits of inner-city living. The main floor features a functional open-concept layout with a renovated kitchen, spacious living and dining areas, and direct access to a sunny west-facing front patio—perfect for enjoying afternoon and evening sunshine. Upstairs, you'll find three generous bedrooms, including a spacious master with ensuite and walk-in closet, while the finished basement adds a fourth bedroom, a full bathroom with steam, and a large recreation space. The location truly sets this home apart as it is within the sought-after Riverside School catchment area and just a short walk from parks, playgrounds, the Renfrew Community Association, skating rink, and local arena. Renfrew residents enjoy easy access to Bridgeland's popular caf  s, restaurants, boutiques, and everyday amenities. The off-leash park, TELUS Spark, the Calgary Zoo, and the vibrant dining scene along Edmonton Trail are all just minutes away. Whether you're looking to move into one of Calgary's most established inner-city communities or searching for outstanding value in an infill, this is an opportunity you won't want to miss. Book your showing today!