



GRASSROOTS
REALTY GROUP

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508 14 Avenue NE
Calgary, Alberta

MLS # A2330970



\$989,900

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,936 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: TV Mounts, All Window Coverings, Doorbell Camera, Smart Lock (front door), Gemstone Lights, Dining Room Shelving

OPEN HOUSE SUNDAY from 1-3 PM (July 26), come chat with the Builder! Welcome to this beautifully maintained executive infill on a quiet, tree-lined street in the heart of Renfrew. Built by Vesta Ridge Custom Homes and offered by the original owners, this quality-built home shows like new and offers nearly 2,600 SF of thoughtfully designed living space. Enjoy an unbeatable inner-city location just steps from some of Calgary's best restaurants, cafes, and local amenities, with quick access to downtown. The open-concept main floor is designed for both everyday living and entertaining, featuring engineered hardwood floors, flat painted ceilings, oversized windows, and a spacious mudroom that's perfect for busy families. The chef-inspired kitchen is equipped with extensive two-toned cabinetry with warm maple accents, quartz countertops, under-cabinet lighting, stainless steel appliances, and a premium 36" gas cooktop. The inviting living room is centered around a stylish fireplace and opens to the full-width rear deck through large patio doors, creating an ideal indoor-outdoor living space. A natural gas BBQ line makes summer entertaining even easier. Upstairs, the spacious primary suite offers a true retreat with automatic blinds, a dream walk-in closet complete with custom built-ins, shoe display, and a skylight that fills the space with natural light. The spa-inspired ensuite features heated tile floors, a freestanding soaker tub, a custom walk-in shower with built-in bench storage and oversized rain shower head, creating a luxurious space to unwind. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The fully finished basement adds exceptional flexibility with a large recreation room featuring a wet bar and built-in media centre, a fourth bedroom, and a beautifully appointed full bathroom with a curbless walk-in shower.

The mechanical room was intentionally designed lower to help minimize the risk of flooding, reflecting the thoughtful planning found throughout the home. Outside, enjoy the fully landscaped yard and oversized deck, while the insulated and drywalled double detached garage provides plenty of storage and year-round convenience. Additional upgrades include central air conditioning, solid core doors, concrete window wells, an upgraded party wall, and countless quality finishes throughout. Combining exceptional craftsmanship, thoughtful design, and an outstanding location, this is a rare opportunity to own a truly move-in-ready home in one of Calgary's most desirable inner-city communities. Floor plans and a 3D tour are readily available, providing a glimpse into this dream home!