



GRASSROOTS
REALTY GROUP

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1103 4 Street NE
Calgary, Alberta

MLS # A2335938



\$749,900

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,697 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Alley Access, Garage Door Opener, On Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape, No Back Lane, Treed		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 280
Basement:	Full	LLD:	-
Exterior:	Other, See Remarks, Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Wired for Sound		
Inclusions:	negotiable		

Step into refined executive living with this striking three-level townhome, crafted for those who appreciate modern design, elevated comfort, and effortless urban convenience. Situated on a beautifully tree-lined street in the heart of Renfrew, this contemporary residence offers walkable access to cafés, restaurants, grocery stores, parks, schools, transit, and downtown — all complemented by a sleek architectural profile and central air conditioning. Impeccably maintained, the home has had only one occupant since construction and has never been tenant-occupied, preserving its like-new condition. The finished basement offers exceptional flexibility, with a separate entrance and private bathroom, making it ideal as an independent space for in-laws, adult or teenage children, or as a versatile family flex space. Throughout all three levels, hardwood flooring and 9-foot ceilings create an elevated sense of space. The main floor features a sophisticated living area anchored by a contemporary fireplace, with a seamless flow into the dining area and chef-inspired kitchen. Streamlined cabinetry, premium appliances, and an oversized island create a stylish and functional space for everyday living and entertaining. High-quality pull-down blinds and thoughtful storage solutions add comfort and practicality throughout. The second level offers two private bedrooms, each with its own spa-like ensuite. Both ensuites feature heated tile floors, providing an added touch of warmth and luxury during Calgary's colder months. The entire third floor is dedicated to the penthouse-style primary retreat, complete with a serene balcony and luxurious ensuite featuring dual sinks, an oversized walk-in shower, and heated flooring for a spa-like start to every day. The concrete walk-up features an integrated snow- and ice-melt system built directly into the slab, ensuring safe, clear

access year-round. The detached garage is future-ready, with room for a car lift or storage loft and equipped with an electric panel. Renfrew surrounds you with parks, athletic facilities, schools, transit, and easy access to the vibrant shops and restaurants of nearby Bridgeland and downtown Calgary. Modern design, elevated comfort, and a polished urban lifestyle — all in one standout home.