



GRASSROOTS
REALTY GROUP

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602 11 Avenue NE
Calgary, Alberta

MLS # A2337405



\$799,000

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,323 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Off Street, Single Garage		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 110
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance		

Inclusions: NONE

MOVE IN Mid September! Modern comfort meets thoughtful design in this beautifully crafted 5-bedroom, 3.5-bath Renfrew townhome, offering bright interiors and a functional layout across three fully finished levels. Step into a welcoming front foyer with a convenient closet perfect for keeping everyday essentials organized. The main floor opens into a seamless kitchen and dining area, designed for both daily living and entertaining. At the heart of the home, the stylish kitchen features a large quartz island with seating, modern cabinetry, full-height storage, and plenty of counter space. A tucked-away pantry adds extra convenience and organization. The space flows effortlessly into the open-concept living room, where large windows flood the area with natural light. A dedicated TV feature wall creates a cozy and inviting setting for relaxing or hosting guests. A powder room completes this level. Upstairs, the primary bedroom offers a private retreat, complete with a walk-in closet and a sleek ensuite featuring a fully tiled shower and modern finishes. Two additional bedrooms share a well-appointed main bathroom—ideal for family, guests, or a home office. Laundry is conveniently located on this floor for added ease. The fully finished lower level includes a legal 2-bedroom suite, complete with its own kitchen, bathroom, and laundry perfect for rental income, extended family, or guests. Located in the sought-after community of Renfrew, this home places you just minutes from some of Calgary’s best amenities. Enjoy a short walk to Rotary Park for stunning downtown skyline views, green space, and playgrounds, with easy access to the Bow River Pathway for outdoor activities. You’re also close to the vibrant shops and dining in Bridgeland and along Edmonton Trail, including local favorites like Italian Supermarket, Made by Marcus, and OEB Breakfast Co..

Everyday essentials are nearby at Luke's Drug Mart. Families will appreciate access to nearby schools, while attractions like TELUS Spark Science Centre, Calgary Zoo, and Prince's Island Park are just minutes away. With quick connections to Edmonton Trail, Deerfoot Trail, and downtown (under 10 minutes), commuting is effortless. Currently under construction- customization options may still be available. Don't miss this opportunity to own a modern home in one of Calgary's most desirable inner-city neighborhoods.