



**GRASSROOTS**  
REALTY GROUP

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3, 521 15 Avenue NE  
Calgary, Alberta

MLS # A2347539



**\$695,000**

|           |                                                      |        |                  |
|-----------|------------------------------------------------------|--------|------------------|
| Division: | Renfrew                                              |        |                  |
| Type:     | Residential/Four Plex                                |        |                  |
| Style:    | 2 Storey                                             |        |                  |
| Size:     | 1,189 sq.ft.                                         | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                                                    | Baths: | 3 full / 1 half  |
| Garage:   | Single Garage Detached                               |        |                  |
| Lot Size: | 0.03 Acre                                            |        |                  |
| Lot Feat: | City Lot, Low Maintenance Landscape, Rectangular Lot |        |                  |

|             |                                                                                         |            |        |
|-------------|-----------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                 | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl Plank                                                               | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                         | Condo Fee: | \$ 200 |
| Basement:   | Full                                                                                    | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Veneer                                                              | Zoning:    | R-CG   |
| Foundation: | Poured Concrete                                                                         | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |            |        |

Inclusions: N/A

Clean lines, modern design, and a layout that works for everyday life. This stylish 4-BED, 3.5-BATH TOWNHOME in RENFREW is bright and open across three finished levels, balancing refined design with comfortable, practical living. Step inside to a welcoming foyer with a BUILT-IN BENCH and closet that keeps you organized right at the door. The main floor opens into a bright living area where large windows bring in natural light and create a comfortable space to relax or host friends. From there, the layout flows easily into the dining area and kitchen, creating a natural gathering space that feels both open and connected. The kitchen is the heart of the home, anchored by a large ISLAND with seating that quickly becomes the social hub of the space. Clean modern cabinetry, generous prep areas, and full-height storage keep everything streamlined while still feeling warm and functional. Whether it's weekday dinners or weekend entertaining, the layout makes it easy. Just off the kitchen is a flexible OFFICE OR PANTRY ROOM that works beautifully as a home workspace, coffee bar, or extra storage. A convenient POWDER ROOM finishes off the main level. Upstairs, the second floor is designed with comfort and privacy in mind. The PRIMARY BEDROOM offers a calm retreat with a WALK-IN CLOSET and a private ENSUITE complete with a full tub/shower combo and modern finishes that give the space a relaxed, spa-like feel. A second bedroom sits nearby along with a full bathroom w/ pocket door access, making it ideal for family members, guests, or a dedicated home office. The LAUNDRY is also located on this level, keeping everyday routines simple and efficient. The fully finished lower level adds even more versatility. A spacious RECROOM creates the perfect setting for movie nights or a comfortable hangout space. The third bedroom is perfect for a

home gym or guest room, w/ quick access to the full bath. The location in RENFREW puts you close to some of Calgary's best inner-city amenities. ROTARY PARK is about a 5-min walk away and offers incredible downtown skyline views, green space, playgrounds, and pathways. From there, you can easily connect to the BOW RIVER PATHWAY system for cycling, running, and long weekend walks. The shops and restaurants of BRIDGELAND and Edmonton Trail are close by, including favourites like the ITALIAN SUPER MARKET, MADE BY MARCUS, and OEB BREAKFAST CO. Local conveniences like LUKE'S DRUG MART and neighbourhood cafes are also nearby for quick errands and coffee runs. Families will appreciate nearby schools, including STANLEY JONES SCHOOL, COLONEL MACLEOD SCHOOL, and CRESCENT HEIGHTS HIGH SCHOOL. TELUS SPARK, the CALGARY ZOO, and PRINCE'S ISLAND PARK are also just minutes away for weekend activities. Commuting is simple with quick access to Edmonton Trail, Deerfoot Trail, and downtown, which is typically under a 10-min drive. One of Calgary's most convenient inner-city locations makes this RENFREW townhome an easy place to settle in and enjoy.