

# \$899,900 - 617 15 Avenue Ne, Calgary

MLS® #A2211596

**\$899,900**

3 Bedroom, 4.00 Bathroom, 1,703 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

Welcome to this IMPECCABLY MAINTAINED semi detached infill, where pride of ownership is evident inside and out. This home offers a perfect blend of elegance and practicality with its well thought out open floor plan that lives larger than the actual square footage. The main living area features a stunning fireplace feature wall that adds warmth and character. The chef's dream kitchen awaits, equipped with modern appliances, ample storage and a layout that invites culinary creativity. Including the professionally developed basement, the property boasts three generously sized bedrooms, including TWO MASTER SUITES (2nd floor), each with its own luxurious ensuite bathroom, providing comfort and privacy for every family member or guest. The home offers 3 1/2 bathrooms, perfectly catering to the needs of a modern lifestyle. The outdoor space does not disappoint. A gorgeous private backyard awaits, offering a tranquil escape from the hustle and bustle of daily life. Whether you are hosting a summer barbecue or enjoying a quiet morning coffee, this space is sure to become a favourite. Curb appeal is no less impressive, with a beautifully maintained exterior that welcomes you home each day. This property truly is a gem, ready for its next owner to enjoy the many features and privacy it offers. Enjoy inner city living in the quaint, mature neighbourhood of Renfrew only MINUTES TO DOWNTOWN and convenient to schools and all conveniences.



Built in 2018

## Essential Information

MLS® #	A2211596
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,703
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	617 15 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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