

# \$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 | 4                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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