



## 427 12 Avenue Calgary Alberta

\$869,900

Discover the epitome of modern living in Renfrew with this exceptional 4-bedroom residence. Nestled in a vibrant neighborhood poised for growth, this home offers a bright and spacious interior complemented by a clean, contemporary design. The main floor features an open staircase that provides a striking view, while the oversized 2-car garage and paved back alley enhance convenience and accessibility. Prepare to be impressed by the luxurious details throughout, including matching granite countertops, a large 5-piece ensuite bathroom with a jetted tub, and a spacious master bedroom closet. Enjoy the comfort of HVAC with central A/C and humidity control, along with modern conveniences like upstairs laundry and a basement wet bar with a drinks cooler. Outside, entertain effortlessly on the expansive deck with an awning or take advantage of the in-house speaker system for perfect ambiance. Ideally situated near the future Green Line and Edmonton Trail amenities, and within walking distance to downtown, this home offers not just a place to live, but a lifestyle. Embrace urban sophistication and schedule your private tour today to experience all that Renfrew has to offer. (id:6769)

Primary Bedroom 13.33 Ft x 12.00 Ft  
 Bedroom 9.58 Ft x 9.58 Ft  
 Bedroom 12.50 Ft x 10.08 Ft  
 5pc Bathroom 15.83 Ft x 6.42 Ft  
 4pc Bathroom 8.50 Ft x 4.83 Ft  
 Laundry room 6.42 Ft x 5.33 Ft  
 Bedroom 10.42 Ft x 9.67 Ft  
 Family room 12.75 Ft x 15.08 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft  
 2pc Bathroom 6.00 Ft x 4.92 Ft  
 Other 8.75 Ft x 7.42 Ft  
 Living room 11.00 Ft x 11.17 Ft  
 Other 12.75 Ft x 14.92 Ft  
 Dining room 10.17 Ft x 13.42 Ft  
 Other 11.50 Ft x 6.33 Ft

Listing Presented By:



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