



# 1423 Child Avenue Calgary Alberta

\$1,059,900

Nestled in the heart of Renfrew, this three-story half duplex offers 2,898 square feet of exquisitely designed living space, blending contemporary aesthetics with practical functionality. As you walk through the front door, you are immediately greeted by the open-concept layout, where 9-foot ceilings amplify the sense of space and light. The heart of this home is the gourmet kitchen, where quartz countertops extend across every surface, including a spacious island equipped with a garburator. Built-in appliances, including a state-of-the-art Air Fryer Microwave, ensure that cooking is both a pleasure and a breeze. Under-cabinet lighting adds a warm glow, highlighting the sleek design and enhancing your culinary experience. The adjoining dining area provides the perfect setting for intimate dinners or lively gatherings, while the living room, featuring a gas fireplace, adds warmth and ambiance, overlooking your private backyard--an oasis of calm amidst the city buzz. Ascending to the second floor, you'll find two generously sized bedrooms, each designed to be a sanctuary. The first bedroom features an enormous double vanity ensuite with heated floors and a spacious walk-in closet, perfect for those who appreciate a little extra space. The second bedroom is no less impressive, connected to a 4 piece washroom with heated floors that offers both convenience and privacy. Across the hall one will find a laundry room that adds to the practicality of this thoughtfully designed home. The third floor--a level dedicated entirely to luxury. The primary bedroom is nothing short of a private retreat that is complemented by breathtaking views of the city skyline on your own personal balcony. Down the hall is a massive custom walk-in closet, offering abundant storage for even the most extensive wardrobes. Further, one will find a five-piece bathroom with heated floors that is 17 f...

Bedroom 13.67 Ft x 11.67 Ft

Other 9.25 Ft x 4.50 Ft

4pc Bathroom 12.75 Ft x 7.92 Ft

Bedroom 13.50 Ft x 11.58 Ft

Laundry room 6.50 Ft x 4.67 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Family room 11.25 Ft x 10.25 Ft

Kitchen 10.42 Ft x 8.75 Ft

Bedroom 11.50 Ft x 8.58 Ft

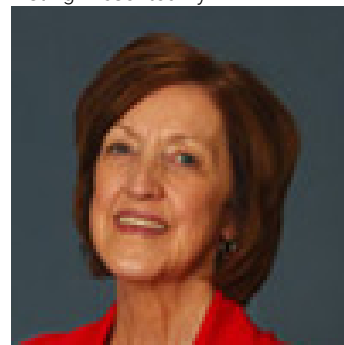
Other 4.92 Ft x 4.50 Ft

Laundry room 5.58 Ft x 3.25 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

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Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

REALTY

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**Primary Bedroom** 16.33 Ft x 15.33 Ft  
**Other** 8.75 Ft x 7.17 Ft  
**5pc Bathroom** 17.08 Ft x 13.00 Ft  
**Other** 11.67 Ft x 3.67 Ft

**Furnace** 9.83 Ft x 5.00 Ft  
**Living room** 14.42 Ft x 10.17 Ft  
**Kitchen** 14.08 Ft x 11.67 Ft