



## 424 14 Avenue Calgary Alberta

\$1,050,000

Step inside this modern semi-detached inner-city gem in sought-after RENFREW and discover a layout designed for both comfort and connection! With thoughtful upgrades and a smart, spacious flow, this home delivers a sense of ease the moment you walk through the front door. A spacious front foyer with a coat closet welcomes you home, with a spacious entrance before heading into the dedicated front dining room, which is built to host memorable family dinners. Engineered hardwood floors and 10-ft ceilings follow you into the heart of the home - an elegant central kitchen - that anchors the main level. With a generous island, built-in pantry, and upgraded appliances including a gas range and French door fridge/freezer, the space is as functional as it is beautiful. Just beyond, the living room invites you to relax by the fully tiled fireplace with custom built-ins and oversized windows that frame the backyard. Whether you're enjoying a cozy evening in or entertaining a crowd, the open-concept layout brings everyone together without feeling crowded. Natural light fills the space throughout the day, and warm finishes add just the right amount of luxury. A discreet mudroom at the back offers built-in storage lockers for shoes, coats, and bags, keeping the chaos of everyday life out of sight. Tucked just off the mudroom is a stylish powder room for guests. From top to bottom, the main floor is planned with real-life functionality in mind without sacrificing design. Upstairs, the primary suite is a quiet retreat positioned at the front of the home. The large walk-in closet is well laid out, and the spa-inspired ensuite includes dual vanities, a freestanding soaker tub, and a tiled walk-in shower - perfect for unwinding at the end of the day. Two additional bedrooms at the back of the home are ideal for kids, guests, or a home office setup. A full 4-piece bathroom and a sepa...

4pc Bathroom 8.58 Ft x 5.00 Ft  
 5pc Bathroom 8.75 Ft x 16.50 Ft  
 Primary Bedroom 12.50 Ft x 16.50 Ft  
 Bedroom 9.58 Ft x 11.92 Ft  
 Bedroom 11.58 Ft x 11.92 Ft  
 Laundry room 8.58 Ft x 5.92 Ft

Kitchen 14.67 Ft x 18.42 Ft  
 Laundry room 3.17 Ft x 4.25 Ft  
 Living room 12.42 Ft x 15.00 Ft  
 2pc Bathroom 5.25 Ft x 5.42 Ft  
 Dining room 13.25 Ft x 11.00 Ft  
 Kitchen 15.33 Ft x 19.67 Ft  
 a

Listing Presented By:



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4pc Bathroom 5.00 Ft x 8.83 Ft

Living room 14.25 Ft x 13.58 Ft

Bedroom 9.58 Ft x 12.92 Ft

Other 5.25 Ft x 7.83 Ft