



509 15 Avenue Calgary Alberta

\$1,650,000

Welcome to a rare and exciting opportunity in the heart of Renfrew, one of Calgary's most sought-after inner-city communities. Situated on an expansive 11,151 square foot lot (.26 acres), this exceptional property offers dual access from both 15 Avenue and 4 Street NE and sits adjacent to Beaumont Circus Park—a unique circular green space currently undergoing city-led revitalization and beautification. Whether you're an investor seeking long-term land value or a homeowner looking to establish roots on an impressive parcel, this property delivers both present-day comfort and future potential. Originally built in 1946, the bungalow was thoughtfully renovated and expanded approximately 25 years ago, blending character with contemporary function. The home is set back on the lot, creating an urban oasis surrounded by mature landscaping and multiple outdoor zones designed for relaxation and connection to nature. The expansive, park-like yard is a true highlight—a tranquil sanctuary featuring beautifully designed paving stone patios and walkways, vibrant flower beds, sculpted shrubs, and a charming water fountain. Whether you're entertaining guests, enjoying a quiet morning coffee, or tending to the garden, this thoughtfully curated outdoor space provides year-round enjoyment and privacy. Step inside and you'll find 9-foot ceilings throughout the main floor, with an airy 11-foot ceiling in the kitchen. The kitchen is a true showpiece, featuring sleek Denca cabinetry, generous counter space, and expansive windows that frame tranquil views of the park-like backyard. The open-concept living and dining areas offer a welcoming space to gather, with a cozy gas fireplace, custom window seat, and a bright sunroom that seamlessly blends indoor and outdoor living. The primary suite includes a walk-in closet and a spacious four-piece ensuite. Two additional bedrooms and a well-appointed...

Recreational, Games room 10.58 Ft x 19.33 Ft

Other 9.00 Ft x 11.25 Ft

Bedroom 10.75 Ft x 12.75 Ft

Laundry room 4.58 Ft x 5.42 Ft

3pc Bathroom 6.17 Ft x 7.33 Ft

Furnace 8.00 Ft x 11.00 Ft

Sunroom 7.25 Ft x 10.00 Ft

Kitchen 16.25 Ft x 18.00 Ft

Other 9.50 Ft x 13.75 Ft

Primary Bedroom 13.17 Ft x 17.08 Ft

4pc Bathroom 7.42 Ft x 9.42 Ft

Bedroom 9.58 Ft x 15.00 Ft

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Listing Presented By:



Originally Listed by:
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Other 5.33 Ft x 13.25 Ft

Living room 13.42 Ft x 20.17 Ft

Dining room 12.25 Ft x 13.17 Ft

Bedroom 8.25 Ft x 10.83 Ft

4pc Bathroom 7.25 Ft x 7.67 Ft

Laundry room 5.08 Ft x 5.00 Ft