



# 522 12 Avenue Calgary Alberta

\$549,900

OPEN HOUSE THIS SUNDAY 1-3PM This Charming Character Home built in 1912 has been lovingly renovated to blend vintage elegance with modern comfort. Nestled in a prime location close to downtown, Renfrew offers a strong sense of community and a location of convenience. You'll enjoy a leisurely walk to many local establishments, cafes, diners, pubs, grocery stores, boutique shops, public transportation, and easy access to major roadways if you commute to work! Throughout this home you will find where the perfect fusion of historic charm and contemporary convenience meet. A black iron picket fence welcomes you as you walk up to this home and a very spacious closed in porch where natural light pours in through large windows, creating an inviting atmosphere. An amazing place to do life together however you wish and can be used so many different ways. Beautiful hardwood floors extend across the entire main floor, heavy crown molding, lots of unique and original hardware adorn each door and surfaces throughout. Beyond the spacious family room and eating nook you find the kitchen which has been meticulously updated with granite countertops, stainless steel appliances, lots of cabinetry, an adorable island, additional storage options - absolutely the perfect space for culinary enthusiasts. Adjacent to the kitchen, you'll find a cozy and amazing rear additional living space overlooking the backyard complimented by a full length bench, underneath storage and fun cushions!! This calming space would be great anytime of the day or night to savour a morning coffee, afternoon tea, office space with a view of the backyard, or enjoy a glass of wine or night cap! Through unique double French doors you will find the primary bedroom, a thoughtfully designed 4 piece ensuite with modern fixtures while maintaining the vintage aesthetic with a claw foot tub, AND for those who like a little ...

- Bedroom 8.33 Ft x 14.33 Ft
- Bedroom 8.33 Ft x 11.00 Ft
- 3pc Bathroom Measurements not available
- Recreational, Games room 8.50 Ft x 22.67 Ft
- Living room/Dining room 9.92 Ft x 22.17 Ft

- Primary Bedroom 7.83 Ft x 15.83 Ft
- 4pc Bathroom Measurements not available
- Kitchen 11.00 Ft x 10.67 Ft
- Foyer 15.25 Ft x 5.33 Ft
- Sunroom 10.50 Ft x 5.58 Ft

Listing Presented By:



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