



## 509 15 Avenue Calgary Alberta

\$1,250,000

\*\*\*\* OPEN HOUSE, SATURDAY & SUNDAY, 2-4PM \*\*\*\*. Welcome to Renfrew. This beautifully renovated and expanded mid-century home offers over 2,300 sq. ft. with 4 bedrooms and 3 bathrooms, gorgeous hardwood, highlighted by 9-foot ceilings throughout. A rare inner-city offering, the property features both a double attached garage and a double detached garage, providing exceptional parking and storage. An additional highlight is the future redevelopment potential. Situated on an expansive 11,000 sq. ft. corner lot facing Beaumont Park. Properties of this size are increasingly being redeveloped into multi-plex projects with six or more townhomes, making this an attractive opportunity for investors, builders, or homeowners seeking long-term value. The elegant living room is filled with natural light from an abundance of windows and anchored by a gas fireplace with a substantial mantel and built-in shelving. It flows into the dining area--perfect for large family gatherings--and a bright sunroom ideal for plants or a relaxing retreat. The kitchen impresses with an 11-foot ceiling, sleek Denca cabinetry, generous counter space, and large windows overlooking the stunning backyard. The master's quarter's features a walk-in closet and spacious 4 piece ensuite, while two additional bedrooms, a full bathroom, and a versatile den--ideal for a home office or library--complete the main level. The fully developed lower level offers an entertainment room, kitchenette/summer kitchen, 4th bedroom, second laundry area, and direct access to the Double Attached Garage. A Double Detached Garage and 40-foot driveway provide additional parking for vehicles, hobbies, or even an RV. Additional highlights include a 60,000 BTU heat pump for efficient heating and air-conditioned comfort and a rainwater capture system. With spring just around the corner, you'll truly appreciate spending time in the b...

3pc Bathroom 7.25 Ft x 6.17 Ft

Kitchen 10.50 Ft x 9.00 Ft

Laundry room 5.08 Ft x 4.58 Ft

Recreational, Games room 19.33 Ft x 10.75 Ft

Bedroom 12.50 Ft x 10.75 Ft

Kitchen 18.00 Ft x 16.25 Ft

Bedroom 10.92 Ft x 8.25 Ft

Laundry room 11.67 Ft x 8.00 Ft

Den 13.75 Ft x 9.67 Ft

Foyer 13.83 Ft x 6.83 Ft

Primary Bedroom 17.00 Ft x 13.17 Ft

Bedroom 15.00 Ft x 9.67 Ft

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Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.calgarypad.com/>

**RE/MAX Realty Professionals**

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Dining room 13.08 Ft x 12.25 Ft

Living room 20.83 Ft x 15.50 Ft

4pc Bathroom 9.42 Ft x 7.42 Ft

4pc Bathroom 7.75 Ft x 7.25 Ft