

# \$1,539,000 - 1433 Child Avenue Ne, Calgary

MLS® #A2207960

**\$1,539,000**

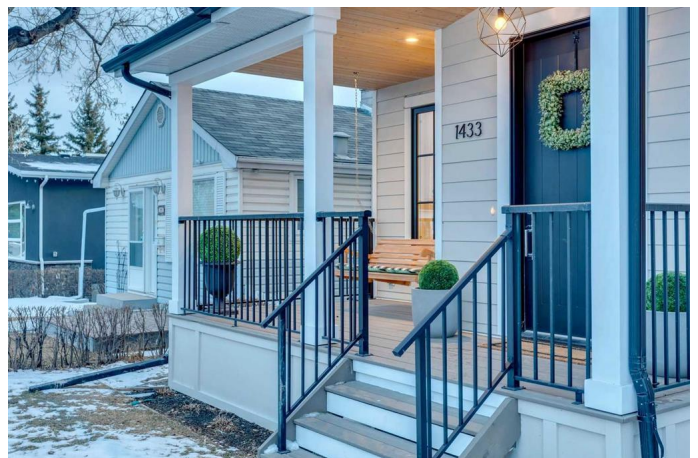
4 Bedroom, 4.00 Bathroom, 2,682 sqft

Residential on 0.10 Acres

Renfrew, Calgary, Alberta

**\*OPEN HOUSE SAT & SUN FROM 12-2PM\***

Welcome to this breathtaking 2.5 storey modern farmhouse, nestled on one of the most coveted streets in Renfrew. Boasting an exceptional blend of luxury, style, and functionality, this custom built masterpiece offers high end finishings throughout. Situated on an expansive 40 foot lot with a southwest-facing backyard, 300 SF ROOFTOP patio where you can enjoy stunning unobstructed city skyline views, perfect for watching the fireworks during Stampede or soaking in Calgary's vibrant sunsets. Step inside to discover a thoughtfully designed layout featuring an exquisite chef's kitchen, complete with a Bertazzoni gas stove, sleek custom cabinetry and ample storage. The bright and airy living room is anchored by a sophisticated gas fireplace and large windows while the elegant dining area is ideal for hosting friends & family. Additionally you will find a stylish main floor office with French doors, oversized powder room and back entry mudroom with storage. Make your way upstairs to find the primary suite which is a true retreat, featuring a massive walk-in closet and a spa like 5 piece ensuite, complete with a freestanding soaker tub and a glass encased rain shower. Two additional generously sized bedrooms, full bathroom, and a convenient laundry room complete this level. The top level loft/bonus room is a showstopper, offering a media room or guest suite with a Murphy bed, a wet bar, and



access to your incredible rooftop patio. With southwest exposure and panoramic views of downtown, this is the perfect place to relax, entertain, and take in the city. Walking distance to Tom Campbell off leash dog park, the zoo/zoo LRT and less than 5 minutes to access all amenities of Bridgeland, this location can't be beat! The 1,000 sq. ft. basement presents an incredible opportunity as a legal secondary suite—ideal for a nanny, teenager, extended family, or as an income-generating rental. Alternatively, this space can seamlessly function as an extension of the main home, offering a spacious recreation room, gym, or additional guest quarters with secondary laundry, full bathroom and your 4th bedroom. Noteworthy features include: RV parking, double detached garage, central A/C, front porch, motorized blinds on 3rd level, large & private backyard for the kids to play! This home is a MUST SEE.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207960    |
| Price          | \$1,539,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,682       |
| Acres          | 0.10        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1433 Child Avenue Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 5E3              |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                          |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Parking |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Oven, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator                                                                                                                              |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                    |
| Basement          | Finished, Full, Suite                                                                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance, Private Yard                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Views |
| Roof              | Asphalt                                                                                                    |
| Construction      | Composite Siding, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                            |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 14   |
| Zoning         | R-CG |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.