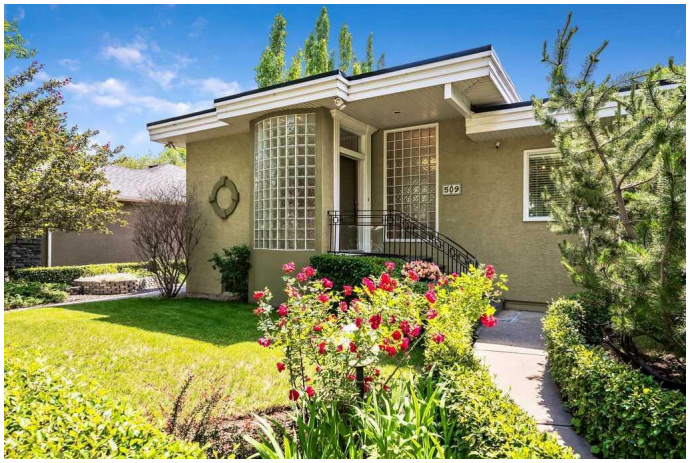
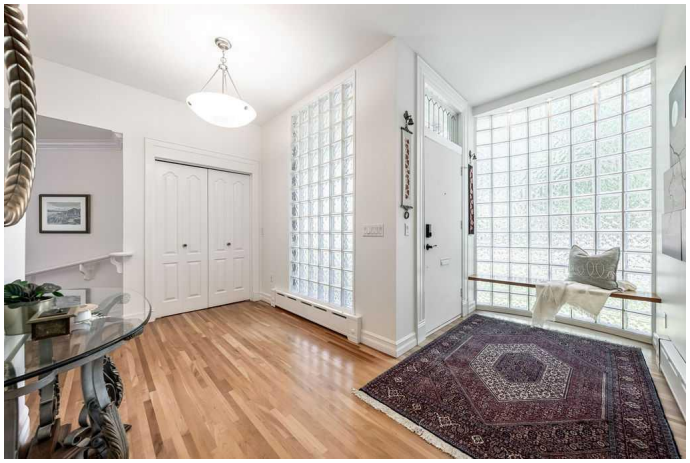
$1,450,000 - 509 15 Avenue Ne, Calgary

MLS® #A2252307

$1,450,000
4 Bedroom, 3.00 Bathroom, 2,251 sqft
Residential on 0.26 Acres

Renfrew, Calgary, Alberta





OPEN HOUSE - SATURDAY, SEPTEMBER 13, 1-4 PM 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 Parkâ€”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 highlightâ€”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 youâ€™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 main bathroom complete the upper level, along with a versatile den perfect for a home office or library. Downstairs, the fully developed basement features a large family room, a kitchenette/summer kitchen, a fourth bedroom, second laundry area, and direct access to the attached double garage (17' x 23'). An additional detached garage (20' x 24') with a 40-foot driveway offers ample parking and storage for vehicles, hobbies, or an RV. Additional features include a 60,000 BTU heat pump for air-conditioned comfort and a stormwater capture system, reflecting a commitment to sustainability and eco-conscious living. With its prime location, substantial land size, and blend of comfort, functionality, and future development potential, this Renfrew gem is a truly rare find. Donâ€™t miss the chance to own a significant piece of Calgaryâ€™s inner cityâ€”whether to live in, hold, or reimagine for the future.

Built in 1946

Essential Information

MLS® #	A2252307
Price	$1,450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,251

Acres	0.26
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	509 15 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H7

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Heat Pump, Hot Water
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	BBQ gas line, Permeable Paving, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, Irregular Lot, Landscaped, Lawn, Level, Many Trees, Street Lighting

Roof	Rubber
Construction	Stucco
Foundation	Poured Concrete, See Remarks, Wood

Additional Information

Date Listed	September 4th, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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