

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

MLS® #A2207960

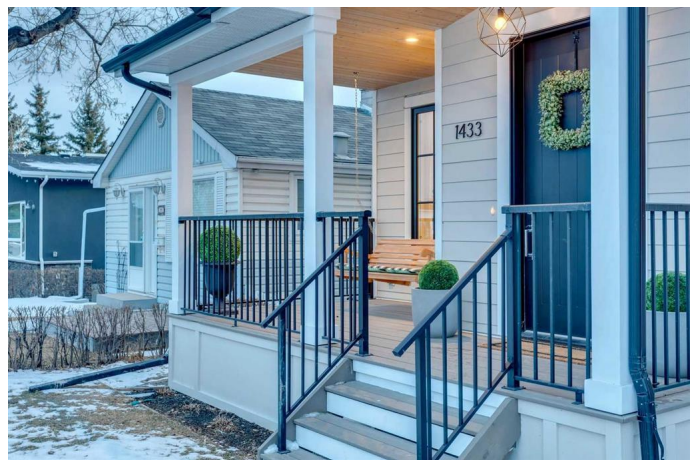
\$1,539,000

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, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator, Gas Oven
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 2
Zoning R-CG

Listing Details

Listing Office Real Broker

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