

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

MLS® #A2252307

\$1,450,000

4 Bedroom, 3.00 Bathroom, 2,251 sqft

Single Family on 0.26 Acres

Renfrew, Calgary, Alberta

*****OPEN HOUSE - SATURDAY, OCTOBER 4**

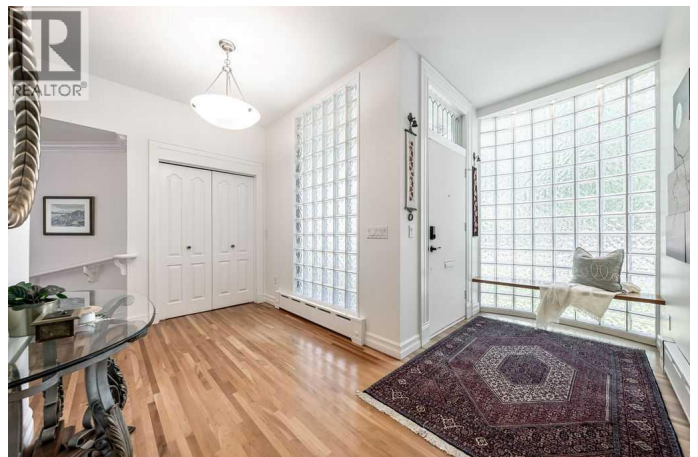
- 12:00 pm - 2:00 pm.*** Welcome to a rare

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 Park—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 highlight—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 you'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. Don't miss the chance to own a significant piece of Calgary's inner city—whether to live in, hold, or reimagine for the future. (id:6289)

Built in 1946

Essential Information

Listing #	A2252307
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,251

Acres	0.26
Year Built	1946
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	509 15 Avenue Ne
Subdivision	Renfrew
City	Calgary
Province	Alberta
Postal Code	T2E1H7

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	6
Parking	Attached Garage, Detached Garage
# of Garages	4

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener
Heating	Baseboard heaters, Heat Pump, Hot Water
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Garden Area, Landscaped, Lawn
Foundation	Poured Concrete, See Remarks, Wood

Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 14th, 2025 at 5:16am PDT