\$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

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 you'II 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 cityâ€"whether to live in, hold, or reimagine for the future.

Built in 1946

Essential Information

MLS® # A2252307
Price \$1,450,000
Bedrooms 4

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 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 60

Zoning R-CG

Listing Details

Listing Office CIR Realty

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