

# \$849,900 - 1514 Child Avenue Ne, Calgary

MLS® #A2199153

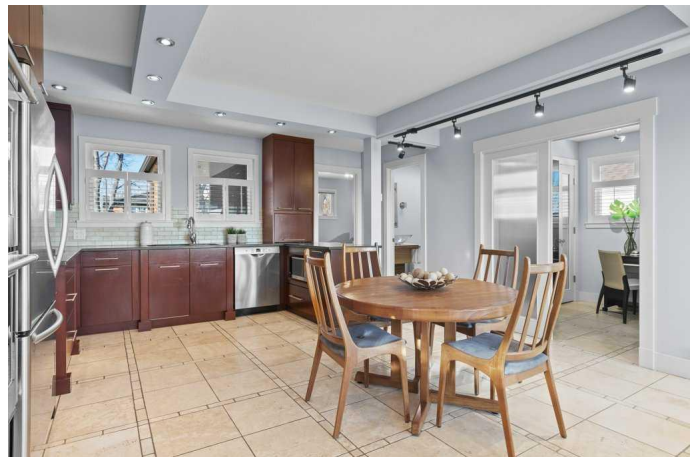
**\$849,900**

2 Bedroom, 2.00 Bathroom, 856 sqft

Residential on 0.10 Acres

Renfrew, Calgary, Alberta

**\$25K PRICE REDUCTION!** This unique detached walk-out bungalow is filled with character and ideally situated on a desirable street in Renfrew, backing onto the ridge of Tom Campbell's Hill off-leash park offering breathtaking, unobstructed views with no neighbours behind. Enjoy being just minutes from Telus Spark, the Calgary Zoo, and the fantastic restaurants of Bridgeland. Renovated with high-end finishes throughout, this home features a stucco exterior, newer vinyl windows, a Duradeck front porch, and an incredible back deck, also finished with Duradeck, perfect for taking in the stunning surroundings. Inside, natural light fills the space thanks to large windows on both levels, highlighting the open-concept kitchen and living area with travertine tile throughout the main floor. The kitchen is a chef's dream, boasting an abundance of custom stain-grade cabinetry extending to the ceiling, stainless steel appliances, a double wall oven, and a Wolf induction cooktop. The spacious living room offers a cozy gas fireplace and access to the expansive east-facing deck, ideal for sunrise views. Knockdown ceilings throughout add a modern and polished touch. The primary bedroom at the front of the home features a bright west-facing window and a stylish built-in headboard. The main floor also includes a 3-piece bathroom with a fully tiled shower, raised bowl sink, and a skylight that floods the space with natural light. An additional office space completes this level.



The fully finished walk-out basement is designed for relaxation, featuring an at-home spa space complete with a soaker tub, cold plunge, and gas fireplace. This level also includes a recreation area, a spacious bedroom, a 3-piece bathroom with a fully tiled shower, and a large laundry room equipped with built-in cabinets, a sink, deep freeze, and fridge. Large basement windows allow for plenty of natural light, making the space feel bright and inviting. With a few finishing touches, the basement offers future potential for added customization given its private entrance at the back of the home. Additional features include air conditioning to keep cool in the summer, two hot water tanks to ensure you never run out of hot water in the spa tub and a heated, double detached garage. The yard provides an excellent foundation for landscaping while already offering picturesque surroundings. This prime location ensures easy access to top-tier amenities, green spaces, and vibrant city life. Don't miss this rare opportunity to own a one-of-a-kind home in an unbeatable setting! Check out the 3D Virtual Tour & book your showing today.

Built in 1966

**Essential Information**

MLS® #	A2199153
Price	\$849,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	856
Acres	0.10
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status                      Active

### **Community Information**

Address                    1514 Child Avenue Ne  
Subdivision               Renfrew  
City                        Calgary  
County                    Calgary  
Province                  Alberta  
Postal Code              T2E 5E4

### **Amenities**

Parking Spaces        2  
Parking                  Double Garage Detached, Heated Garage  
# of Garages            2

### **Interior**

Interior Features      Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows  
Appliances            Central Air Conditioner, Dishwasher, Double Oven, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating                Forced Air  
Cooling                Central Air  
Fireplace              Yes  
# of Fireplaces        2  
Fireplaces             Gas  
Has Basement        Yes  
Basement              Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features     Balcony  
Lot Description        Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Views  
Roof                    Asphalt Shingle  
Construction          Stucco  
Foundation            Poured Concrete

### **Additional Information**

Date Listed             March 20th, 2025  
Days on Market        51

ZoningR-CG

Listing Details

Listing OfficeCIR Realty

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