

422 14 Avenue NE  
Calgary, Alberta

MLS # A2276334



# \$999,900

|                  |                                                   |               |                  |
|------------------|---------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Renfrew                                           |               |                  |
| <b>Type:</b>     | Residential/Duplex                                |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                   |               |                  |
| <b>Size:</b>     | 1,951 sq.ft.                                      | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                                                 | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                            |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                         |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                              |                   |      |
|--------------------|------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Step inside this modern semi-detached inner-city gem in sought-after RENFREW and discover a layout designed for both comfort and connection! With thoughtful upgrades and a smart, spacious flow, this home delivers a sense of ease the moment you walk through the front door. A spacious front foyer with a coat closet welcomes you home, with a spacious entrance before heading into the dedicated front dining room, which is built to host memorable family dinners. Engineered hardwood floors and 10-ft ceilings follow you into the heart of the home — an elegant central kitchen — that anchors the main level. With a generous island, built-in pantry, and upgraded appliances including a gas range and French door fridge/freezer, the space is as functional as it is beautiful. Just beyond, the living room invites you to relax by the fully tiled fireplace with custom built-ins and oversized windows that frame the backyard. Whether you're enjoying a cozy evening in or entertaining a crowd, the open-concept layout brings everyone together without feeling crowded. Natural light fills the space throughout the day, and warm finishes add just the right amount of luxury. A discreet mudroom at the back offers built-in storage lockers for shoes, coats, and bags, keeping the chaos of everyday life out of sight. Tucked just off the mudroom is a stylish powder room for guests. From top to bottom, the main floor is planned with real-life functionality in mind without sacrificing design. Upstairs, the primary suite is a quiet retreat positioned at the front of the home. The large walk-in closet is well laid out, and the spa-inspired ensuite includes dual vanities, a freestanding soaker tub, and a tiled walk-in shower — perfect for unwinding at the end of the day. Two additional bedrooms at the back of the home are ideal for kids, guests, or a home office setup. A full 4-piece bathroom

and a separate laundry room with built-in shelving and sink round out the upper floor. The lower level offers even more versatility, with a fully self-contained LEGAL 1-BEDROOM SUITE (Approved upon final City approval). A private side entrance leads into a bright, open-concept layout featuring a modern kitchen with quartz countertops and bar seating, a spacious living area, in-suite laundry, a full bathroom, and a large bedroom with a walk-in closet. Generous windows let in natural light, making this an attractive option for rental income, in-laws, or extended family. Situated on a quiet, tree-lined street in Renfrew, this location checks all the boxes! You're within walking distance to Renfrew Athletic Park, the community pool, tennis courts, and several highly rated local spots like Boogie's Burgers, Diner Deluxe, and Blush Lane Market. Schools, playgrounds, transit, and downtown are all just minutes away, with Edmonton Trail just a short stroll away! \*photos are from show suite next door, finishes may vary\*