

# \$1,749,000 - 1338 Child Avenue Ne, Calgary

MLS® #A2222161

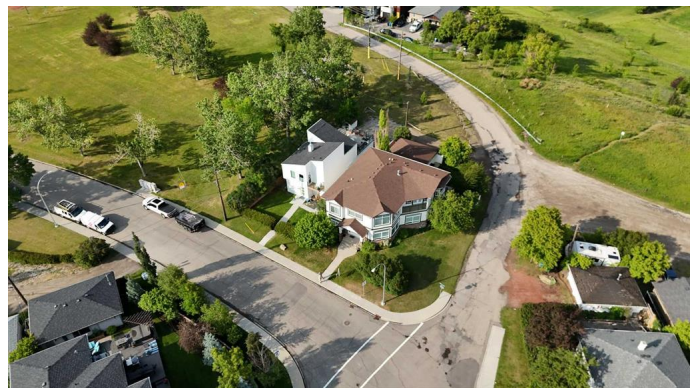
**\$1,749,000**

5 Bedroom, 4.00 Bathroom, 3,323 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

OPEN HOUSE Sat, July 19 and Sun, July 20 from 2-4PM\*\*\*\*\*Location sets this well maintained, immaculate property apart from the rest. Walking distance to downtown, the LRT, river walking paths & shops along 9th Ave(Bridgeland) Only mins from Edmonton Trail's amenities & quick access to Memorial Dr & Deerfoot. This custom-built executive home sits on a large corner lot backing the ridge overlooking Science Centre & park. With over 4710 sq ft of luxurious living space, downtown views & complete privacy with no rear neighbors, this home is ideal for families. The grand entrance welcomes you with double doors, 20-ft designer ceiling, cherry wood floors & porcelain tile thru-out the main. The foyer features an open-to-below design with custom chandeliers. Open concept connects the living, dining & kitchen area. The dream kitchen offers 2 expansive, granite-topped islands; one with a wine bar & prep sink, while the other offers a gas stovetop with downdraft. Jenn Air appliances, including an oversized double fridge with water & built-in microwave. 3 pantries offer convenient storage solutions. Great room boasts a gas fireplace with mantle, surrounded with built-in shelving. Double French doors lead from the great room to a large east-facing deck. Main floor also includes a spacious office with a walk-in closet, working bench & city view & can double as an extra bedroom with a full bathroom on the main level. Ideal for a mother-in-law or Nanny. Custom silhouette blinds dress every



window thru-out. Upstairs, a library with built-in shelving offers more stunning downtown views & a perfect place to watch Stampede fireworks. The generously sized master bedroom features a 2-way gas fireplace shared with the library & an abundance of natural light. The 5-pce ensuite offers a standalone tub, double sinks, custom cabinets & massive shower. The walk-in closet, comparable in size to a bedroom at 7'11"x16'11", includes organizers & built-in ironing board. 2 additional bedrooms up, one provides another breathtaking view, along with a 4-pce bathroom complete the upper level. Cherry wood flooring enhances the library, while the bedrooms have newer carpet replaced last year. The fully developed basement features a large theatre room with projector & screen, a spacious bedroom with walk-in closet, a gym/flex room & another custom-designed 4-pce bath. Custom shelving in the utility room for extra storage. Central A/C, in- floor heating in the basement and underground sprinkler system are other great perks. The back yard is fully enclosed with a vinyl fence & offers a large deck surrounded by mature trees & shrubs for privacy. An oversized detached double garage that is fully insulated, drywalled & heated , garage opener replaced within the past 2 yrs, The interior & full exterior has been repainted in the last 2 years. Roof shingles replaced within the last 5 yrs. Stunning property offers privacy, space, & luxury in one of the most desirable inner-city locations. Shows 10 out of 10!

Built in 2006

### **Essential Information**

MLS® #	A2222161
Price	\$1,749,000
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	3,323
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1338 Child Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5E1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Great Room, Mantle, Master Bedroom, Stone, Library
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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