# **\$1,295,000 - 1239 Colgrove Avenue Ne, Calgary**

MLS® #A2239397

## \$1,295,000

3 Bedroom, 4.00 Bathroom, 2,446 sqft Residential on 0.10 Acres

Renfrew, Calgary, Alberta

# Prepare to fall in love with this stunning custom home, perfectly positioned to back

**UNRIVALED CITY & MOUNTAIN VIEWS!** 

custom home, perfectly positioned to back onto a peaceful green space while showcasing some of the best city and mountain views in Calgary â€" including a great view of the Stampede fireworks!

The bright and spacious main floor is designed for both comfort and entertaining. The chef's kitchen features an ideal layout with ample cabinetry, generous quartz counter space, and top-tier appliances. It flows seamlessly into the dining and living areas, where a cozy wood-burning fireplace anchors the room. Step onto the expansive deck to fully enjoy the breathtaking panoramic views. Upstairs, the large primary bedroom is a peaceful retreat, complete with those same spectacular views, a private balcony, a spacious walk-in closet, and a luxurious ensuite featuring a soaking tub, separate shower, and dual vanities. Two additional bedrooms, a full 4-piece bath, a built-in office nook, and a conveniently located laundry area complete the upper level.

The walk-out basement is bright and inviting, offering a large family room with another fireplace, built-in wet bar area, a full bathroom and generous storage. Patio doors open to a private backyard, ideal for relaxing or entertaining. The oversized double attached garage (568 sq ft) provides plenty of space for vehicles, gear, and more â€" easily accessed from the home's rear hallway.







Situated in a serene location just steps from a nearby park and only minutes to the shops and restaurants of Bridgeland, this home also offers quick access to downtown, Deerfoot Trail, the airport, and beyond. A rare opportunity to own a uniquely designed home in an unbeatable location â€" come experience the views for yourself!

#### Built in 1982

### **Essential Information**

MLS® # A2239397 Price \$1,295,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,446 Acres 0.10 Year Built 1982

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 1239 Colgrove Avenue Ne

Subdivision Renfrew
City Calgary
County Calgary
Province Alberta
Postal Code T2E5C3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Front Drive, Garage Door Opener, Insulated,

Oversized

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, No

Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Vaulted

Ceiling(s)

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer,

Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator,

Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Living Room, Wood Burning, Recreation Room

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description City Lot, Landscaped, Street Lighting, Views, Backs on to Park/Green

Space

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 15th, 2025

Days on Market 4

Zoning R-CG

# **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.