

\$1,649,000 - 1338 Child Avenue Ne, Calgary

MLS® #A2222161

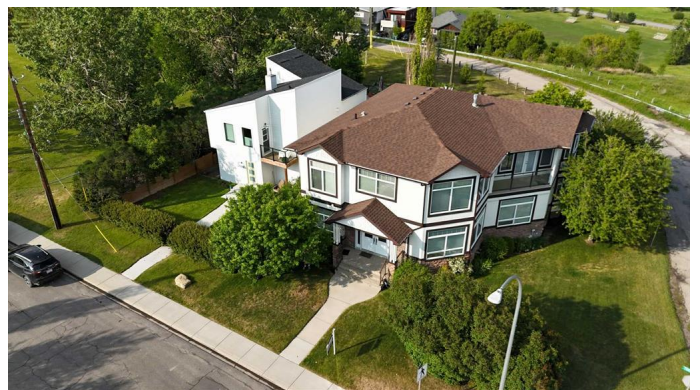
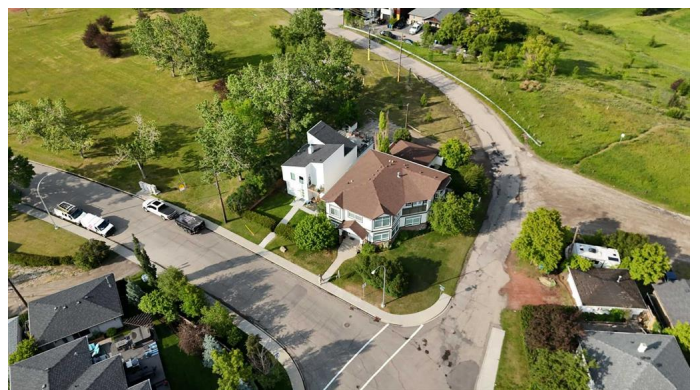
\$1,649,000

5 Bedroom, 4.00 Bathroom, 3,323 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

OPEN HOUSE SUNDAY, AUG 10 FROM 1-4PM*****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 7'7x16'11, 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	\$1,649,000
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	Double Garage Detached, Garage Door Opener, Heated Garage, Alley Access, Garage Faces Rear, Insulated
# of Garages	2

Interior

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

Exterior

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

Additional Information

Date Listed	July 17th, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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