

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

MLS® #A2222161

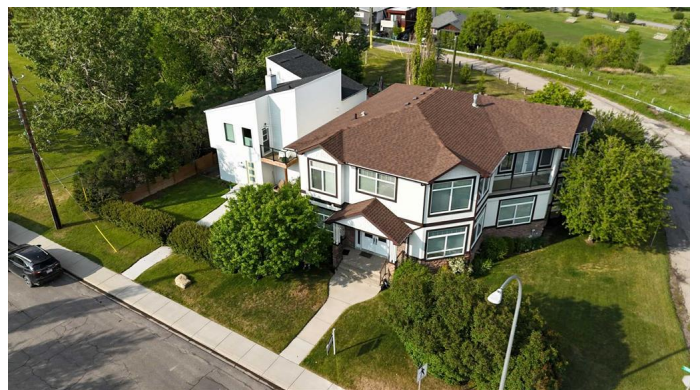
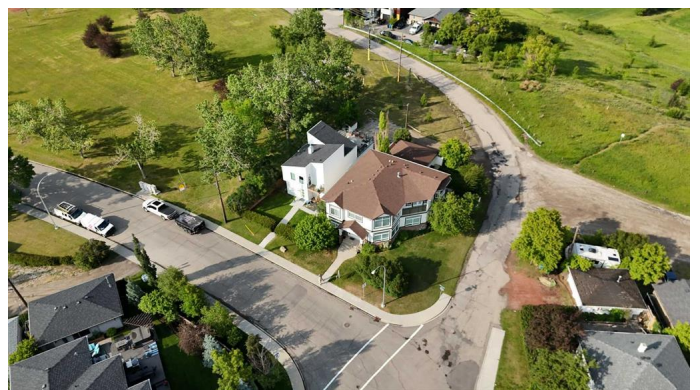
**\$1,649,000**

5 Bedroom, 4.00 Bathroom, 3,323 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

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

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Ceiling Fan(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Gas Stove, Wine Refrigerator                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                                                                  |
| Fireplaces        | Gas, Great Room, Mantle, Double Sided, 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 | 19              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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