

# \$824,900 - 539 12 Avenue Ne, Calgary

MLS® #A2202062

**\$824,900**

4 Bedroom, 4.00 Bathroom, 2,079 sqft  
Residential on 0.07 Acres

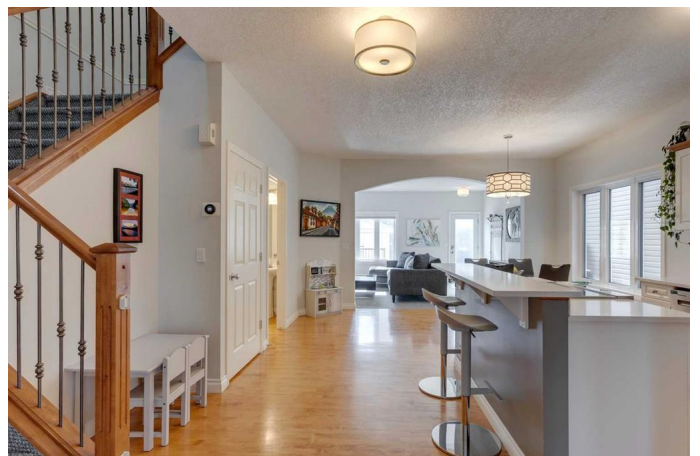
Renfrew, Calgary, Alberta

Meet Reese - Upgraded | Environmentally  
Conscious | Over 2,000 sq. ft.

Welcome to this large and meticulously maintained home where elegance meets functionality. The main floor welcomes you with an expansive open-concept layout bathed in natural light. Entertain guests in the spacious living room featuring a gas fireplace and south-facing windows, or retreat to the large den/office. The kitchen stands as the heart of the home, with premium quartz countertops, pantry, a large two-tiered island, and a dining room perfect for gathering.

Ascend to the second level, where impressive space awaits in the primary suite, complete with a dedicated sitting area, a generous walk-in closet, blackout blinds, and a four-piece ensuite with a jetted tub. Youâ€™ll also find two additional LARGE bedrooms with blackout blinds that share a stylish full bathroom. Further, the convenient UPPER LEVEL LAUNDRY room eliminates the need for carrying baskets up and down stairs.

The professionally developed basement (2022) transforms this home into an entertainment haven. Gather around the CUSTOM BAR showcasing a striking live-edge countertop, bar fridge, dishwasher, and premium quartz surfaces. Unwind in the spa-like STEAM SHOWER in the full washroom, exercise in the dedicated GYM



with specialized rubber flooring, or discover the HIDDEN STORAGE room concealed behind a built-in bookcase. A gas fireplace adds warmth and ambiance to this sophisticated lower level.

Step outside to the sun-drenched, SOUTH-FACING backyard, completely upgraded in 2024 with low-maintenance artificial turf, a composite deck and fence built for durability, concrete planters, and meticulously designed front and back walkways. Two outdoor gas lines, a convenient shed, and newly installed SOLAR PANELS (2024) blend style with energy efficiency. Also, complete with RV PARKING.

This forward-thinking home features nearly all-new TRIPLE-PANE windows, a garage equipped with 220V power for EV charging (2023), and an upgraded 200-AMP electrical panel (2023). With the addition of CENTRAL A/C, this move-in-ready residence represents the pinnacle of modern living in the heart of the vibrant and desirable community of Renfrew—within walking distance to restaurants, bars, coffee shops, shopping, schools, parks, and downtown. Notable spots include Pizza Culture, Stoop Cafe, and Renfrew Community Centre Playground.

Built in 1999

### **Essential Information**

MLS® #	A2202062
Price	\$824,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,079
Acres	0.07

Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	539 12 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1A9

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bar, Bookcases, Closet Organizers, Quartz Counters, Skylight(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	H-GO

## **Listing Details**

Listing Office      Renzo Real Estate Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.