

# \$875,000 - 1434 Child Avenue Ne, Calgary

MLS® #A2249879

**\$875,000**

4 Bedroom, 4.00 Bathroom, 1,763 sqft

Residential on 0.06 Acres

Renfrew, Calgary, Alberta

\*\*\*OPEN HOUSE: Saturday August 23 and Sunday August 24 from 1pm-3pm\*\*\* Here is your chance to live on coveted Child Avenue, one of Renfrew's most sought-after streets—where location, lifestyle, and luxury come together. This 2-storey home offers OVER 2,600 sq.ft. of living space with 4 bedrooms, 4 bathrooms, a WALK-OUT basement, AIR CONDITIONED, updated LVP flooring installed (2022) and unobstructed views with no neighbours behind!

Why you'll love this home:

• **DESIGNER KITCHEN:** Floor-to-ceiling maple cabinetry with crown molding lighting & under-cabinet lighting, granite countertops, an oversized centre island, and upgraded stainless steel appliances.

• **OPEN CONCEPT LIVING:** Contemporary layout with stone-faced gas fireplace, handsome dark hardwood floors, and luxury white shutters on every window.

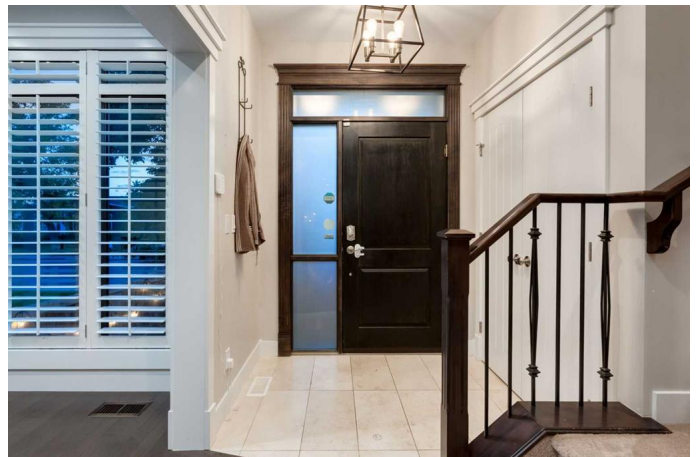
• **FLEXIBLE FRONT ROOM:** Perfect as a home office, study, or kids' playroom.

• **PRIMARY RETREAT:** Elevated cove ceilings, TWO walk-in closets, and a spa-inspired ensuite with HEATED FLOORS, an oversized walk-in shower, deep air-jet soaker tub, and a second walk-in closet.

• **NATURAL LIGHT:** Skylights and expansive windows throughout fill the home with sunshine.

• **CONVENIENCE:** Upper-level laundry with sink and cabinetry.

**WALK-OUT BASEMENT & OUTDOOR**



## LIVING:

### The FULLY DEVELOPED WALKOUT

basement features recently replaced hot water tank (2024), in-floor heating, a 4th bedroom, full bathroom, custom built-in wall unit, and an expansive wet bar—perfect for entertaining. Step outside to enjoy two outdoor spaces: a main-level deck with glass railings off the main floor living room OR the covered lower patio, both offering gorgeous views (including the beautifully lit Telus Spark at night!). An off-leash dog park and numerous walking trails are just a few mere steps outside your back gate. The newly added front yard fence (2022) provides extra private outdoor living.

### SMART, MODERN & READY FOR TODAY

Equipped with a Ring doorbell, sound system (inside & out), EcoBee thermostat, programmable Gemstone lighting, and rough-in for EV charger.

### PRIME LOCATION

Just steps to the C-Train, Downtown, and trendy Bridgeland shops, restaurants, and caf  s. Families will love being in the walk zone to Riverside School (K-9, Science Alternative Program) and close to Telus Spark, the Zoo, and Calgary’s top-rated scenic lookouts like Tyndale Park, Tom Campbell’s, and more.

This vibrant community offers playgrounds, off-leash parks, pathways, picnic spots, and free family events—plus Instagram-worthy views of sunsets and Stampede fireworks. Whether you’re a professional couple, growing family, or downsizer, this home has it all—style, function, and location!

Built in 2013

## Essential Information

MLS® #	A2249879
Price	\$875,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,763
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1434 Child Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5E2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Off Street, Rear Drive, Garage Faces Rear, See Remarks
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Smart Home, Sump Pump(s)
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Decorative
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, See Remarks, Views
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Roof	Asphalt Shingle
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Construction	Stone, Stucco, Wood Frame, See Remarks
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Foundation	Poured Concrete
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## Additional Information

Date Listed	August 21st, 2025
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Days on Market	5
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Zoning	R-CG
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## Listing Details

Listing Office	CIR Realty
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