

# \$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

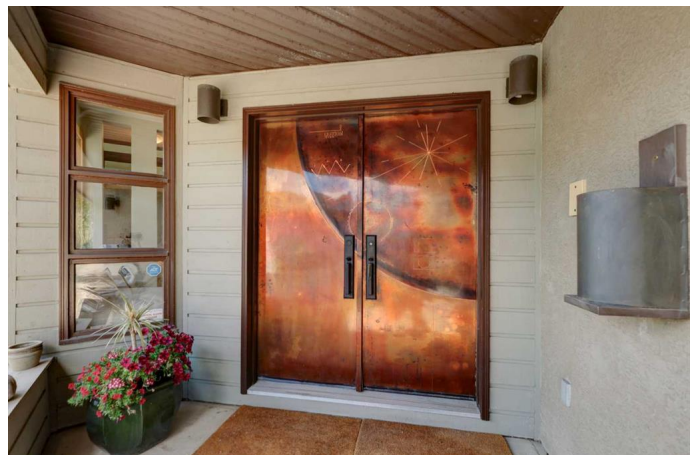
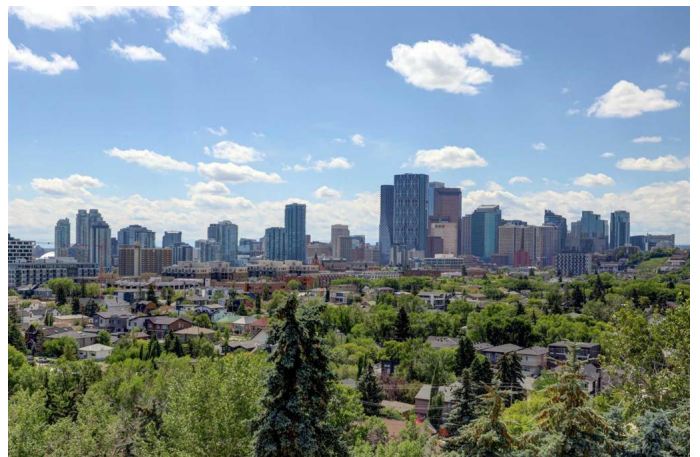
Renfrew, Calgary, Alberta

## UNRIVALED CITY & MOUNTAIN VIEWS!

Prepare to fall in love with this stunning custom home, perfectly positioned to back onto a peaceful green space while showcasing some of the best city and mountain views in Calgary – 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 – 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 – 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, Insulated, Oversized, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Skylight(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	15
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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