

\$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.

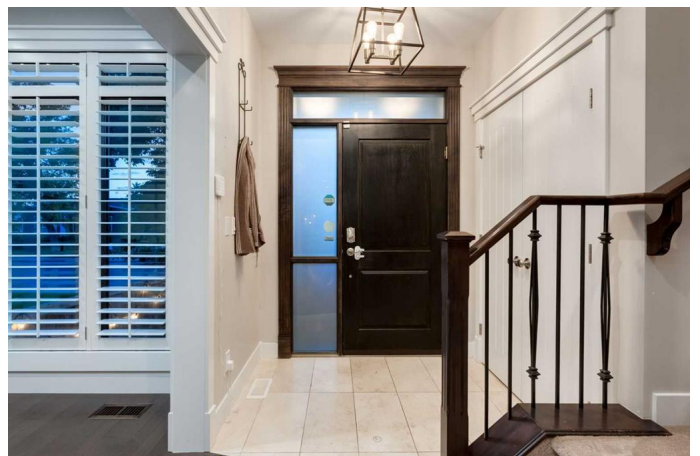
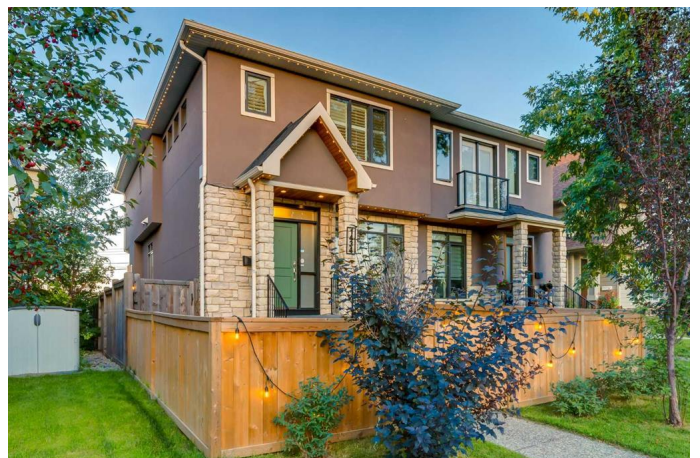
• **FLEXIBLE FRONT ROOM:** Perfect as a home office, study, or kids' playroom.

• **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, Garage Faces Rear, Off Street, See Remarks, Rear Drive
# 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, Smart Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
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, Window Coverings, Water Softener
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
----------	--------------------------

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
-------------------	---

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
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Stone, Stucco, Wood Frame, See Remarks
--------------	--

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	August 21st, 2025
-------------	-------------------

Days on Market	18
----------------	----

Zoning	R-CG
--------	------

Listing Details

Listing Office	CIR Realty
----------------	------------

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