

\$529,900 - 2, 442 12 Avenue Ne, Calgary

MLS® #A2247987

\$529,900

3 Bedroom, 4.00 Bathroom, 1,310 sqft
Residential on 0.03 Acres

Renfrew, Calgary, Alberta

Discover this beautifully refreshed 3 bedroom, 3.5 bathroom 3-Storey townhome that blends comfortable living with sophisticated style. Perfect for families or professionals with quick access to downtown Calgary. This home offers a single INDOOR GARAGE, street parking and a landscaped yard which is an ideal setting for both relaxation and entertaining.

As you step inside, the main floor welcomes you with quality finishes throughout. NINE-FOOT CEILINGS and rich HARDWOOD FLOORS create an airy, welcoming atmosphere. A cozy CORNER GAS FIREPLACE anchors the open-concept living space, adjacent to a well-appointed kitchen featuring GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, and bespoke WOOD CABINETRY—perfect for family meals and effortless hosting.

On the second level, youâ€™ll find two generously sized bedrooms, both beautifully appointed and served by a stunning 4-piece BATHROOM. This level also includes convenient IN-SUITE LAUNDRY, adding functional ease to your daily routine.

The entire top floor is dedicated to the luxurious PRIMARY SUITE, boasting a PRIVATE BALCONY—perfect for your morning coffee. A WALK-IN CLOSET offers abundant storage, while the ENSUITE BATHROOM dazzles with GRANITE



COUNTERS, DUAL SINKS, a sleek TILED SHOWER, and NUHEAT IN-FLOOR HEATINGâ€”a touch of spa-like comfort.

Downstairs, the lower level presents the flexibility to become your MAN CAVE, MEDIA ROOM, or even a FOURTH BEDROOM. It includes a 3-PIECE BATHROOM and energy-efficient HYDRONIC HEATING throughout for added comfort.

Step outside to your private STAMPED CONCRETE PATIO, outfitted with a GAS LINE FOR BBQ, making outdoor entertaining a breeze. This area also connects directly to your parking stall and the DETACHED GARAGEâ€”combining practicality with ease.

Situated in a vibrant inner-city location, this home brings the best of Calgary to your doorstep. Youâ€™re just moments from downtown, excellent restaurants along Edmonton Trail, Bridgeland schools, grocery stores, and scenic parks. This is inner-city livingâ€”redefined.

Living in Renfrew offers a unique blend of community warmth and urban convenience. This well-established inner-city neighbourhood, developed in the 1940s, sits just northeast of downtown and is renowned for its tree-lined streets and welcoming atmosphere. Residents enjoy close proximity to excellent amenitiesâ€”including the Renfrew Athletic Park, the Renfrew Aquatic & Fitness Centre, community skating rinks, playgrounds, and the engaging Boys & Girls Club programming. Explore the Nose Creek and Bow River pathway systems for running, walking, or cycling adventures, all within easy reach. The neighborhood fosters genuine community through events hosted by the Renfrew Community Associationâ€”from the community garden to family-friendly festivals

and pop-up gatherings. With bustling caf  s and shops along Edmonton Trail and 16 Avenue, Renfrew strikes the perfect balance. Call today!

Built in 2008

Essential Information

MLS�� #	A2247987
Price	\$529,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,310
Acres	0.03
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2, 442 12 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1A6

Amenities

Amenities	Other
Parking Spaces	1
Parking	Enclosed, Off Street, On Street, Single Garage Detached, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Double Vanity, Granite Counters, No Smoking Home, Pantry, Vinyl
-------------------	---

	Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Rectangular Lot, Views, Zero Lot Line, Paved, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	60
Zoning	M-CG d72

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.