



**GRASSROOTS**  
REALTY GROUP

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1508 Child Avenue NE  
Calgary, Alberta

MLS # A2237418



**\$664,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                              |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bungalow                             |               |                   |
| <b>Size:</b>     | 1,155 sq.ft.                         | <b>Age:</b>   | 1956 (69 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, See Remarks    |               |                   |

|                    |                                                |                   |      |
|--------------------|------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Linoleum                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home                |                   |      |
| <b>Inclusions:</b> | N/A                                            |                   |      |

DEVELOPER/INVESTOR/BUILDER Alert!!!! This 1155 sq ft RAISED bungalow on a 40' lot allows you several choices - renovate, live up/rent down, or BUILD NEW! This home along with 1512 next door offers 120' of opportunity in sought after Renfrew backing onto bike paths and lush Bottomlands Park and just steps away from Tom Campbell Hill! Set on a 40x110 lot this bungalow would make a great holding property as well with 3 bedrooms up, living room, dining room, hardwood floors, 4pc bath and kitchen. Basement has an illegal one bedroom suite and another illegal bachelor suite - great potential! The possibilities are endless with home in a fantastic location just steps to Bridgeland shops, minutes to downtown, Bow River, ZOO LRT and easy access to Deerfoot, take advantage of this opportunity today!