



**GRASSROOTS**  
REALTY GROUP

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**405 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2245352**



**\$860,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Investors Alert! Renfrew high-end location single house for sale with adjacent corner lot neighbor agreed to joint venture development. This is an excellent income property from either rebuild or renovation. At a very desirable street close to downtown, 2 bedrooms on main level, kitchen, breakfast nook, living room as well. Laundry in basement as hose and vent are there. Basement though may need some renovation but it is spacious and second kitchen is her as well. Located just 1 block from Highway 1 provides super easy access to everywhere via both driving and public transportation. Additionally, shopping, groceries are just 1-2 blocks away. Center street shopping area are also just few blocks away. Lot as big as 15.23x 36.56 square meter that definitely fits a future duplex. and wide enough for a future quadruple garage. Investors are welcome to chat about it!