



**GRASSROOTS**  
REALTY GROUP

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**1508 Child Avenue NE**  
**Calgary, Alberta**

**MLS # A2255127**



**\$647,900**

<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		

**Inclusions:** N/A

Great Revenue Potential!! - This 1155 sq ft RAISED bungalow allows you several choices - renovate, live up/rent down, or BUILD NEW! This home is located on tree-lined and sought after Child Ave and backs onto Calgary's paved pathway system, lush Bottomlands Park and is just steps away from Tom Campbell Hill! Set on a 40x110 lot this solid 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 a fantastic location just steps to Bridgeland shops, minutes to downtown, Bow River, ZOO LRT, Renfrew Rec Center, and easy access to Deerfoot Trail, come on over for a look today!