



GRASSROOTS
REALTY GROUP

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1127 15 Avenue NE
Calgary, Alberta

MLS # A2255983



\$698,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	834 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Interior Lot, -		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Suspended Ceiling, Vinyl Windows		
Inclusions:	N/A		

Endless Possibilities in Renfrew & Prime RC-G Lot. This nearly 900 sq. ft. bungalow is situated on a desirable RC-G zoned lot. It features two bedrooms upstairs and two bathrooms, one on each level. The home retains its original hardwood floors and comes with an eat-in kitchen that also maintains its original charm. The windows are newer, and there is an egress window in the lower level, providing additional safety and potential for development. A lovely wrap-around deck overlooks a huge backyard that includes raised garden beds, perfect for outdoor activities and gardening enthusiasts. The property also offers a detached oversized double garage, providing ample storage and workspace. This charming bungalow presents a fantastic opportunity with endless potential for renovation, expansion, or redevelopment. Its prime location in Renfrew and versatile layout make it ideal for homeowners or investors looking for a property with great possibilities. For more information or to arrange a viewing, please contact your favorite realtor.