



**GRASSROOTS**  
REALTY GROUP

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**1468 Renfrew Drive NE**  
**Calgary, Alberta**

**MLS # A2274372**



**\$720,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Stone
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Natural Woodwork, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RC-G
<b>Utilities:</b>	-

**Inclusions:** N/A

The opportunity awaits! 1,260+ sq ft bungalow, perfectly situated on a massive 70 x 100 foot R-CG corner lot in the coveted community of Renfrew. This property is a genuine powerhouse for investors, builders, and savvy homeowners seeking immediate income and explosive future value. Development Potential is Unmatched: This premium R-CG inner-city corner lot allows for diverse and valuable future development. Envision building your dream luxury home, or maximizing return with semi-detached duplexes that offer options for secondary suites (either basement or laneway housing) The rare side alley provides valuable additional privacy and optimal accessibility for future construction. Immediate Income & Classic Charm: Enjoy instant cash flow with a completely self-contained 1-bedroom illegal suite featuring its own separate entrance and 4-piece bath. The main level delivers spacious comfort with two oversized bedrooms and a 4-piece bathroom. The home exudes character with a range of tasteful updates, including rich hardwood floors, slate accents, wainscoting, a cove ceiling, and maple cabinetry. The bright kitchen is functional and inviting, opening onto an outdoor deck through patio doors for seamless entertaining. Turnkey Confidence & Location: Peace of mind comes standard with recent major mechanical updates: a new furnace, hot water tank, basement windows, and shingles. The exterior offers a serene escape, surrounded by mature trees with a private yard and back patio. Ample parking is provided by a single attached garage and a long driveway. Located on a quiet street, you are moments from downtown Calgary, the airport, extensive walking paths, and excellent schools—putting you at the epicenter of city convenience and community living. This is more than a home; it's a strategic land acquisition offering positive cash flow and

incredible leverage in one of Calgary&rsquo;s most desirable inner-city locations.