



430 15 Avenue NE
Calgary, Alberta

MLS # A2274612



\$574,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	722 sq.ft.	Age:	1915 (111 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Garage Door Opener, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, See Remarks, Storage		

Inclusions: N/A

CHECK OUT THE VIRTUAL TOUR! Charming INNER CITY HOLDING PROPERTY WITH TONS OF POTENTIAL. This well-maintained single-family home in the desirable RENFREW community previously generated \$2,500 in monthly rent (including utilities), making it appealing to investors seeking cash flow. The property is move-in ready or can be rented as-is, with potential for future development. There is over 1,030 sf of usable space, TALL CEILINGS and ample storage! The main floor includes an enclosed, BRIGHT FRONT PORCH with windows; 2 good-sized bedrooms; a 4-piece updated bathroom with tiled floors/walls; and a large dining/living room with CHARACTER HARDWOOD FLOORS and a decorative brick fireplace. As you head into the galley kitchen, you will find stainless steel appliances, including a GAS RANGE, along with a separate MAIN FLOOR LAUNDRY ROOM tucked away. Plus, off the back, you have another enclosed MUDROOM PORCH and more built-in storage space. Subject to city/municipality approval and permitting, you could have a separate entrance leading to the basement. There is ample storage and a large recreation room that could serve as a bachelor's suite. The backyard features a deck and a covered entrance to the oversized SINGLE-CAR GARAGE, which could serve as a shop or gym in addition to providing parking. This character home offers flexibility for occupancy or continued rental income, with potential for a basement suite. The zoning is M-C2, allowing for future infill development when ready. Check out this listing, which includes virtually staged photos to illustrate its great potential.