



**GRASSROOTS**  
REALTY GROUP

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**630 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2284114**



**\$679,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located on a highly sought-after street surrounded by new development, this solid bungalow is perfect for investors, builders, or those looking to create their dream home. The property sits on an expansive 50' x 120' lot in one of Calgary's most desirable inner-city communities. The main floor features 3 spacious bedrooms, the kitchen, a full bathroom, living room, dining room and a convenient laundry room. Hardwood floors run throughout, adding character and warmth. With endless redevelopment potential and a prime location close to schools, parks, shops, restaurants, and easy access to downtown, this is an incredible opportunity not to be missed. Bring your vision and take advantage of all that Renfrew has to offer!