



**955 15 Avenue NE
Calgary, Alberta**

MLS # A2292994



\$799,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, No Neighbours Behind, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: all blinds, hot tub

Warm and inviting, solidly built 1954 raised bungalow located in the community of Renfrew. This beautifully maintained home offers over 1,300 sq. ft. above grade on a gorgeous 50' x 120' fenced lot. The main floor features a spacious front living room, two bedrooms, four-piece bath, large open kitchen, and a generous dining area, ideal for family living or entertaining. The fully finished lower level offers two oversized bedrooms (note large windows and roll shutters), renovated three-piece bath, and a very large family room with large windows that allow an abundance of natural light. The rear yard is large and fully fenced, complete with a hot tub, double detached garage (24' 10" x 22'), and additional RV parking. Recent upgrades include painted interior throughout (2023), six new vinyl windows (four on the main level and two downstairs), luxury vinyl plank flooring throughout the main floor, hot water tank (2022), high-efficiency furnace (2018), renovated lower-level bathroom (2022), back fence (2022), back deck (2021) and shingles replaced in 2016. Ideally located close to downtown, parks and pathways, the Bow River, transit, shopping, and schools. This property offers both comfort and convenience in a highly desirable location.