

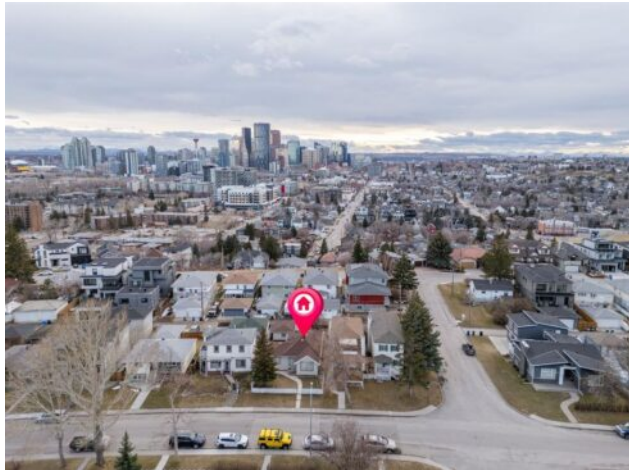


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1503 Child Avenue NE
Calgary, Alberta

MLS # A2301261



\$699,999

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, Vinyl Windows		

Inclusions: N/A

ATTENTION Developers/Investors/ Builders! A rare gem awaits in the heart of highly coveted Renfrew. Bring your vision, your plans, and make your mark in Renfrew ,This incredible opportunity is mere steps from scenic Tom Campbell Hill, offering views and tranquility rarely found this close to the city core. Surrounded by upscale infills and tucked into a peaceful, tree-lined street, this unbeatable location places you just minutes from: Trendy Bridgeland shops & dining, Downtown Calgary, Zoo LRT, Bow River pathways, and Deerfoot Trail for quick access anywhere.