



**GRASSROOTS**  
REALTY GROUP

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1419 Child Avenue NE  
Calgary, Alberta

MLS # A2145880



**\$600,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** n/a

Solid raised up/down bungalow in the heart of Renfrew. This is an ideal rent till you are ready to build opportunity. Super lot for a renovating &ndash; with an income helper -OR- knock it down and have an amazing home on a great lot and terrific location. Large double garage. NOTE: call your REALTOR -OR- your BUILDDR and come by to CHECK-it-OUT! --- NOTE --- &ldquo;Open House&rdquo; Saturday -and- Sunday from 1:30 to 4:00 PM.