



1147 15 Avenue NE
Calgary, Alberta

MLS # A2150996



\$789,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1953 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Off Street, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: LOWER LEVEL FRIDGE, STOVE

Welcome To A World Of Rare Opportunity! Fantastic 50' x 120' RC-2 LOT... SOUTH BACKYARD...ON A BEAUTIFUL TREE-LINED STREET IN THE HIGHLY DESIRABLE COMMUNITY OF RENFREW! Fully developed bungalow...acrylic stucco exterior with aluminum soffits...931 sqft with two bedrooms up...and a 784 sqft one bedroom suite (illegal) down. That's a total of 1715 sqft developed!! Two 4 piece bathrooms...one up...one down. Separate laundry room to service both up and downstairs. Main floor consists of oak hardwood flooring in living room, hallway and the two bedrooms. Lino in kitchen and bathroom. You'll love the kitchen layout...complete with a sunny, open and spacious dining area that accesses the 11'7" x 7'7" rear deck. Perfect spot to BBQ and enjoy those warm summer evenings! Fridge, stove, dishwasher, updated cabinetry and quartz countertops are a definite bonus! Lower level offers the attractive and spacious development that includes one bedroom...a 4-piece bathroom, kitchen, family room and utility room. Dominant ceiling heights are 8'3" on main...and 7'3" lower. There is a double garage with concrete pad in the backyard...but it is essentially a knockdown. Ample parking on street and at rear of house. Alley access. Poured walkways. Future development opportunity only enhances the value of this terrific property! Located close to an array of amenities...such as shopping, public transit, SAIT, schools, arenas and the Renfrew Pool & Fitness Centre. Easy access to downtown. Better hurry!!