



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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1508 Child Avenue NE
Calgary, Alberta

MLS # A2255127



\$664,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,155 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Stucco

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

DEVELOPER/INVESTOR/BUILDER Alert!!!! This 1155 sq ft RAISED bungalow on a 40' lot allows you several choices - renovate, live up/rent down, or BUILD NEW! This home located in sought after Renfrew backs onto bike path, lush Bottomlands Park and is just steps away from Tom Campbell Hill! Set on a 40x110 lot this bungalow would make a great holding property as well with 3 bedrooms up, living room, dining room, hardwood floors, 4pc bath and kitchen. Basement has an illegal one bedroom suite and another illegal bachelor suite - great potential! The possibilities are endless with home in a fantastic location just steps to Bridgeland shops, minutes to downtown, Bow River, ZOO LRT and easy access to Deerfoot, take advantage of this opportunity today!