

# \$699,900 - 1508 Child Avenue Ne, Calgary

MLS® #A2237418

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.10 Acres

Renfrew, Calgary, Alberta

## DEVELOPER/INVESTOR/BUILDER

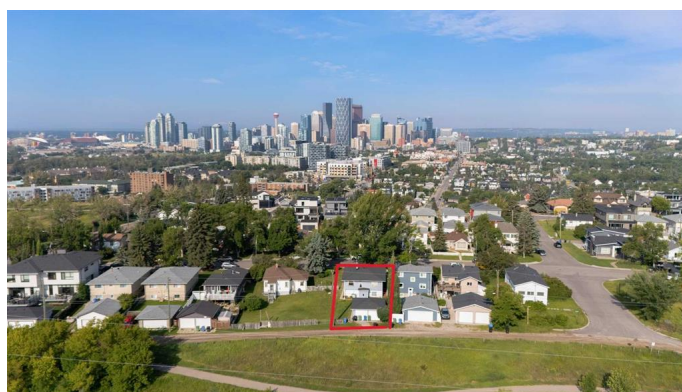
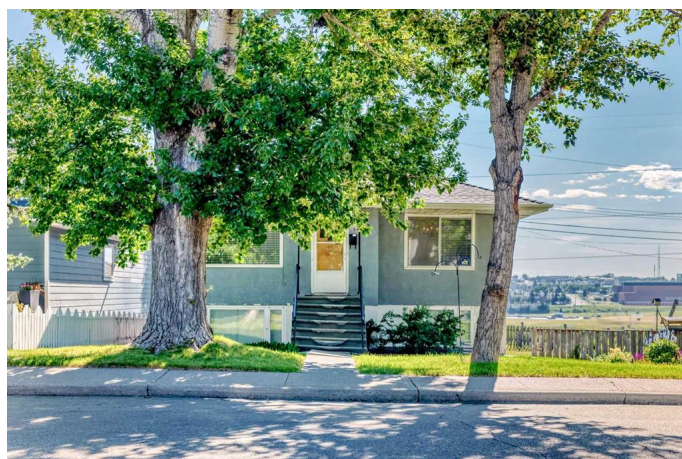
Alert!!!! This 1155 sq ft RAISED bungalow on a 40' lot allows you several choices - renovate, live up/rent down, or BUILD NEW!

This home along with 1512 next door offers 120' of opportunity in sought after Renfrew backing onto bike paths and lush Bottomlands Park and 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!

Built in 1956

## Essential Information

MLS® #	A2237418
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.10
Year Built	1956



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1508 Child Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5E4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 8th, 2025
Days on Market	17
Zoning	R-CG

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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