

# \$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

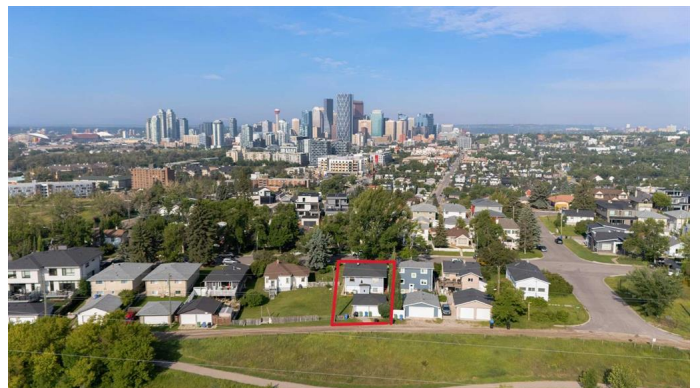
Alert!!!!\*\* This 1155 sq ft RAISED bungalow on a 40' lot allows you several choices - renovate, live up/rent down, or BUILD NEW!

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 | 40             |
| Zoning         | R-CG           |

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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