



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1503 CHILD Avenue, Calgary T2E 5E5**

MLS®#: **A2114343**

Area: **Renfrew**

Listing Date: **03/13/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1912**

Lot Information

Lot Sz Ar: **4,606 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,202**  
Low Sqft:  
Ttl Sqft: **1,202**

DOM

**67**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,Views**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction:  
**Vinyl Siding,Wood Frame**  
Flooring:  
**Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 17`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 9`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`4" x 5`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 10`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`8" x 11`1"</b>

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`10" x 7`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`6" x 12`10"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`1" x 15`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>7`5" x 10`9"</b>

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R-C2	
Legal Desc:	8150AN		
		Remarks	
Pub Rmks:	FULLY RENOVATED 3 BEDROOM Bridgeland home in prime location at the top of Tom Campbells Hill. WITH NEW WINDOWS / NEW KITCHEN / QUARTZ COUNTERTOPS/ LIGHTING / PLUMBING / PAINT / FLOORING. Front porch accesses the living/dining area. Three bedrooms and expanded kitchen with BRAND NEW CABINETS. Partially finished basement with updated 100 amp service and high efficiency furnace. West facing yard with single garage and greenhouse. AMAZING VIEWS !!		
Inclusions:	N/A		
Property Listed By:	Real Broker		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











