



THE
A-TEAM

**RE/MAX
FIRST**

1468 RENFREW Drive, Calgary T2E 5J5

MLS® #: **A2167580**

Area: **Renfrew**

Listing Date: **09/20/24**

List Price: **\$799,888**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 10-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar: **5,974 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,266**
Low Sqft:
Ttl Sqft: **1,266**

DOM

62
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Treed**
Park Feat: **Garage Door Opener,Off Street,Single Garage Attached**

Utilities and Features

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

Construction: **Stucco**
Flooring: **Carpet,Concrete,Hardwood,Stone**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Laminate Counters,Natural Woodwork,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 7`8"
Breakfast Nook	Main	12`2" x 10`11"
Kitchen	Main	14`4" x 14`4"
Mud Room	Main	11`9" x 7`4"
4pc Bathroom	Basement	8`10" x 5`11"
Kitchen	Basement	9`4" x 9`4"
Game Room	Basement	16`11" x 18`0"

Room	Level	Dimensions
Bedroom	Main	11`8" x 10`4"
Dining Room	Main	8`3" x 12`3"
Living Room	Main	11`8" x 18`2"
Bedroom - Primary	Main	12`3" x 12`9"
Bedroom	Basement	14`0" x 11`9"
Laundry	Basement	9`8" x 12`8"

Title: **Fee Simple**
Legal Desc: **1838GT**
Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome to this charming 1,260+ sq ft Bungalow situated on a HUGE R-CG INNER CITY CORNER LOT measuring 70 x 100 ft. The main level features 2 oversized bedrooms and a 4-piece bathroom, offering spacious comfort. Downstairs, you'll find a 1-bedroom basement illegal-suite with its own 4-piece bathroom and a separate entrance, making it ideal for rental income or hosting guests. This unique lot includes a side alley, providing added privacy with no immediate neighbor on one side. The property is surrounded by beautiful trees, creating a serene atmosphere in the private yard and back patio—perfect for relaxation or outdoor gatherings. Recent updates include a new furnace, hot water tank, basement windows, and shingles. The home also boasts a single attached garage and a long driveway, providing ample parking along with street parking. Inside, the renovations include hardwood floors, slate accents, wainscoting, a cove ceiling, and maple cabinets. The spacious kitchen opens onto an outdoor deck through patio doors, offering a seamless flow for entertaining. Whether you're an investor or future homeowner, this property provides positive cash flow with long-term tenants eager to stay. Located on a quiet street in Renfrew, the home is close to downtown Calgary, the airport, shopping, schools, and walking paths. This prime property offers incredible potential for future development, including options to build your dream home or a semi-detached duplex with possible secondary suites—either in the basement or as alley homes above the garage.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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











