

1511 Child Avenue NE
Calgary, Alberta

MLS # A2185772



\$678,888

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow, Up/Down		
Size:	1,013 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Off Street, On Street, Rear Drive, St		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Low Maintenance Landscape, Interior		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Other	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance, Storage		

Inclusions: Stove and refrigerator in each suite. Note that there are also 2 furnaces in this property.

INVEST IN THIS EXCELLENT income property located only 100m from the Tom Campbell's Hill green space in HIGHLY DESIRABLE RENFREW. NOTE CARRIAGE SUITES OVER REAR GARAGES PERMISSIBLE IN THIS DISTRICT - CHECK WITH CITY OF CALGARY FOR ZONING PERMISSIONS. Excellent income property, CLOSE TO DOWNTOWN, and great to hold for future development on what is becoming a very desirable street with many upscale \$1 million+ homes RECENTLY BUILT THERE. Three bedroom suite on main level and illegal 2 bedroom suite on lower level, plus a double detached garage and a further 2 parking spaces, all off the rear alley. This location is walking distance to the zoo c-train station, Telus Spark Science Centre, and all the great shops down the hill in Bridgeland. Very easy access to Deerfoot Trail, yet far enough away so the noise is not intrusive. This location also allows for quick access to downtown Calgary, the many pathways - including those along the Bow River, and fast access to get out of town to Red Deer and Edmonton to the North, and to the mountain parks and Canmore, Banff and Jasper to the West, and South to Lethbridge and US border beyond. Recent upgrades include all new lower egress windows, and a newer roof. This home also has 2 furnaces and could be further upgraded to make the lower suite legal according to the City of Calgary requirements - the City of Calgary is currently making grants available to aid with the cost of this process. Hurry to view this excellent home which works well either as a holding investment property for the future with excellent tenants in place, or live on the main and rent out the lower, or live in the whole bungalow and enjoy 5 total bedrooms and 2 full bathrooms. HURRY TO VIEW THIS AFFORDABLE AND FLEXIBLE PROPERTY IN SUCH AN UNBEATABLE

LOCATION!!!