

1468 Renfrew Drive NE  
Calgary, Alberta

MLS # A2167580



## \$799,888

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Natural Woodwork, See Remarks, Separate Entrance		

**Inclusions:** N/A

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.