

1113 Child Avenue NE
Calgary, Alberta

MLS # A2268136

\$774,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Basement Appliances

Welcome to 1113 Child Avenue NE, a beautifully renovated home on a massive 50' x 110' H-GO lot in the sought after inner city community of Renfrew. This fully developed property has been meticulously updated from top to bottom with exceptional quality and thoughtful design throughout. Inside you'll find 4 spacious bedrooms and 2 full bathrooms along with a stunning two bedroom basement suite (non-conforming/illegal) complete with a separate entry. The oversized 25' x 21' detached garage is heated and equipped with 220V power, a workshop area and generous overhead storage. There's also a double parking pad and a gorgeous south facing backyard featuring custom built garden beds and mature trees creating your own private oasis in the city. Upgrades include renovated kitchens and bathrooms, a new hot water tank, mostly replaced windows, two 100 amp electrical panels, new carpet in the basement, two electric fireplaces, LED lighting and potlights, top of the line kitchen appliances, topped up attic insulation, custom built in cabinetry throughout and a beautiful wood deck with a built in BBQ. Perfectly located close to downtown, parks, pathways, the Bow River, transit, shopping and schools, this is an incredible opportunity to own a move in ready home on a prime redevelopment lot in one of Calgary's most desirable neighbourhoods. Close to all amenities including Downtown, parks, pathways, the Bow River, transit, shopping and schools. Don't miss out on this phenomenal investment opportunity. Call now!