

\$735,000 - 1468 Renfrew Drive Ne, Calgary

MLS® #A2266127

\$735,000

3 Bedroom, 2.00 Bathroom, 1,232 sqft

Single Family on 0.14 Acres

Renfrew, Calgary, Alberta

Seize a rare opportunity with this remarkable 1,260+ sq ft bungalow, perfectly situated on a massive 70 x 100 foot R-CG corner lot in the coveted community of Renfrew. This property is a genuine powerhouse for investors, builders, and savvy homeowners seeking immediate income and explosive future value. Development Potential is Unmatched: This premium R-CG inner-city corner lot allows for diverse and valuable future development. Envision building your dream luxury home, or maximizing return with semi-detached duplexes that offer options for secondary suites (either basement or laneway housing) The rare side alley provides valuable additional privacy and optimal accessibility for future construction. Immediate Income & Classic Charm: Enjoy instant cash flow with a completely self-contained 1-bedroom illegal suite featuring its own separate entrance and 4-piece bath. The main level delivers spacious comfort with two oversized bedrooms and a 4-piece bathroom. The home exudes character with a range of tasteful updates, including rich hardwood floors, slate accents, wainscoting, a cove ceiling, and maple cabinetry. The bright kitchen is functional and inviting, opening onto an outdoor deck through patio doors for seamless entertaining. Turnkey Confidence & Location: Peace of mind comes standard with recent major mechanical updates: a new furnace, hot water tank, basement windows, and shingles. The exterior offers a serene escape, surrounded by mature trees with a



private yard and back patio. Ample parking is provided by a single attached garage and a long driveway. Located on a quiet street, you are moments from downtown Calgary, the airport, extensive walking paths, and excellent schoolsâ€”putting you at the epicenter of city convenience and community living. This is more than a home; itâ€™s a strategic land acquisition offering positive cash flow and incredible leverage in one of Calgaryâ€™s most desirable inner-city locations. (id:6289)

Built in 1955

Essential Information

Listing #	A2266127
Price	\$735,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,232
Acres	0.14
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1468 Renfrew Drive Ne
Subdivision	Renfrew
City	Calgary
Province	Alberta
Postal Code	T2E5J5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Attached Garage, Other
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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