

# \$664,900 - 1508 Child Avenue Ne, Calgary

MLS® #A2255127

**\$664,900**

4 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.10 Acres

Renfrew, Calgary, Alberta

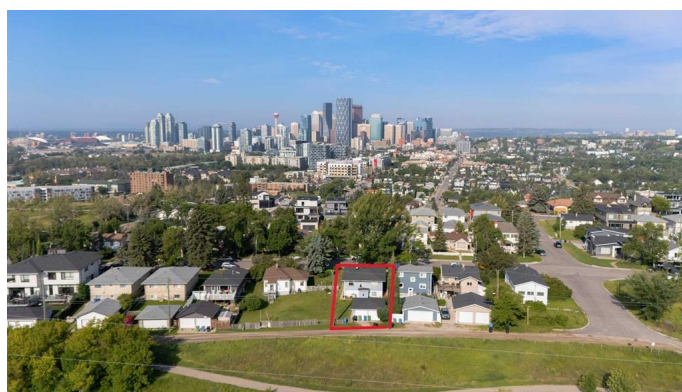
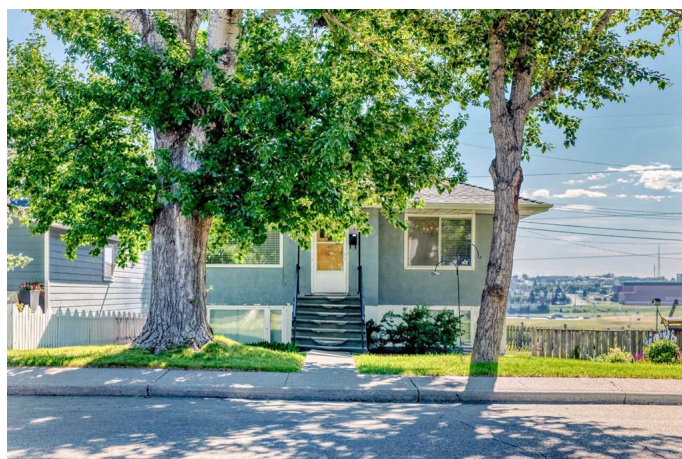
## DEVELOPER/INVESTOR/BUILDER

Alert!!!\*\*\*\* This 1155 sq ft RAISED bungalow allows you several choices - renovate, live up/rent down, or BUILD NEW! This home is located on tree-lined and sought after Child Ave and backs onto pathwat system,, lush Bottomlands Park and is just steps away from Tom Campbell Hill! Set on a 40x110 lot this solid bungalow would make a great holding property as well with 3 bedrooms up, living room, dining room, hardwood floors, 4pc bath and kitchen. Basement has an illegal one bedroom suite and another illegal bachelor suite - great potential! The possibilities are endless with home in a fantastic location just steps to Bridgeland shops, minutes to downtown, Bow River, ZOO LRT Renfrew Rec Center, and easy access to Deerfoot Trail, come on over for a look today!

Built in 1956

## Essential Information

MLS® #	A2255127
Price	\$664,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.10
Year Built	1956



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1508 Child Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5E4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 8th, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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