

# \$750,000 - 1116 Child Avenue Ne, Calgary

MLS® #A2237957

**\$750,000**

3 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.13 Acres

Renfrew, Calgary, Alberta

This charming raised bungalow with wonderful curb appeal is fantastic! Fully developed with an illegal suite, sitting on a 50' lot with R-CG zoning & has front & rear alley access!! Meticulously maintained, this home is move-in ready, a terrific opportunity to develop your dream home or simply hold as great investment for future development! The main level features a bright & spacious front living room and an updated kitchen with eating area finished with maple cabinetry, subway style backsplash & stainless steel appliances. There are 2 nice sized bedrooms & a renovated full 4pc bathroom tile wainscoting, full-height tile tub surround & a window for beautiful natural light completing this level. There is the original hardwood flooring under the carpet as well! The lower level is finished with a 1 bedroom suite that was done when the home was originally built! The separate entrance leads to the nice sized lower foyer where you will find a shared laundry room, storage & the private access to the suite that has been beautifully updated, showcasing hardwood flooring, large windows & generous sized rooms. The full kitchen is finished with the same maple cabinetry as upstairs, stylish backsplash & a complete appliance package including a gas stove. The living room area features a large south facing window that allows for an abundance of natural light! There is also space for a dining table or home office. The bedroom is also bright & sunny; the full 4pc bathroom



completes this lower suite. There is ample parking to help make things easier—either on the front driveway or the rear parking pad. Fully fenced & landscaped, this home has mature trees & shrubs, an oversized single detached garage, large yard with patio & 2 sheds! This home is nestled in a fabulous location that offers terrific access—not just to downtown & the nearby shops, restaurants & amenities of Bridgeland, but also to the Bow River & walking paths, nearby parks & off leash dog park, & major roadways of Memorial Dr, Trans Canada & Deerfoot Trail.

Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237957    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 839         |
| Acres          | 0.13        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1116 Child Avenue Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 5C5              |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|         |                                                                                      |
|---------|--------------------------------------------------------------------------------------|
| Parking | Driveway, Front Drive, Parking Pad, Single Garage Detached, Alley Access, Rear Drive |
|---------|--------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks |
|-------------------|----------------------------------------------|

|            |                                                                                         |
|------------|-----------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
|------------|-----------------------------------------------------------------------------------------|

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Views |
|-----------------|------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
|--------------|--------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 11th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 29 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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