

\$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' x 100' 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 with 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 easierâ€”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 accessâ€”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

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|----------------|-------------|
| 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 |
|----------------|---|

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|---------|--|
| Parking | Alley Access, Driveway, Front Drive, Parking Pad, Rear Drive, Single Garage Detached |
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|--------------|---|
| # of Garages | 1 |
|--------------|---|

Interior

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|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, See Remarks |
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|------------|---|
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
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|---------|------------|
| Heating | Forced Air |
|---------|------------|

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

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|--------------|-----|
| Has Basement | Yes |
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| Basement | Finished, Full |
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Exterior

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

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|-----------------|--|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Views |
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|------|-----------------|
| Roof | Asphalt Shingle |
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| Construction | Stucco, Wood Frame |
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| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | July 11th, 2025 |
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|----------------|---|
| Days on Market | 1 |
|----------------|---|

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|--------|------|
| Zoning | R-CG |
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Listing Details

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

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