

**1512 Child Avenue NE  
Calgary, Alberta**

**MLS # A2237419**



# \$1,199,900

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	638 sq.ft.	<b>Age:</b>	1920 (105 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Gentle Sloping		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Hardwood, Linoleum		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full, Unfinished		
<b>Exterior:</b>	Wood Frame		
<b>Foundation:</b>	Brick/Mortar		
<b>Features:</b>	No Animal Home, No Smoking Home		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-CG		
<b>Utilities:</b>	-		

**Inclusions:** N/A

**ATTENTION Developers/Investors/ Builders!** A rare gem awaits in the heart of highly coveted Renfrew—an oversized 80x110 lot featuring a charming 638 sq ft 2-bedroom bungalow on tree lined Child Avenue with a New furnace (2024), New panel (2024) and New shingles (2023), perfectly positioned for your next big project! And that’s not all... Combine it with 1508 next door (40') for a MASSIVE 120' of prime land with walk-out potential! This incredible opportunity backs directly onto the TELUS SPARK CENTER and lush Bottomlands Park PLUS mere steps from scenic Tom Campbell Hill, offering views and tranquility rarely found this close to the city core. Surrounded by upscale infills and tucked into a peaceful, tree-lined street, this unbeatable location places you just minutes from: Trendy Bridgeland shops & dining, Downtown Calgary, Zoo LRT, Bow River pathways, and Deerfoot Trail for quick access anywhere. This is your chance to stake a claim in one of Calgary’s most desirable inner-city neighbourhoods. Opportunities like this don’t come often, bring your vision, your plans, and make your mark in Renfrew! Act fast as your next signature development starts here!