

1468 Renfrew Drive NE  
Calgary, Alberta

MLS # A2274372



**\$720,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                            |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,232 sq.ft.                       | <b>Age:</b>   | 1955 (71 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot   |               |                   |

|                    |                                     |                   |      |
|--------------------|-------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Stone             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                  | <b>Zoning:</b>    | RC-G |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Natural Woodwork, Separate Entrance |                   |      |

**Inclusions:** N/A

The opportunity awaits! 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 schools—putting you at the epicenter of city convenience and community living. This is more than a home; it's a strategic land acquisition offering positive cash flow and

incredible leverage in one of Calgary’s most desirable inner-city locations.