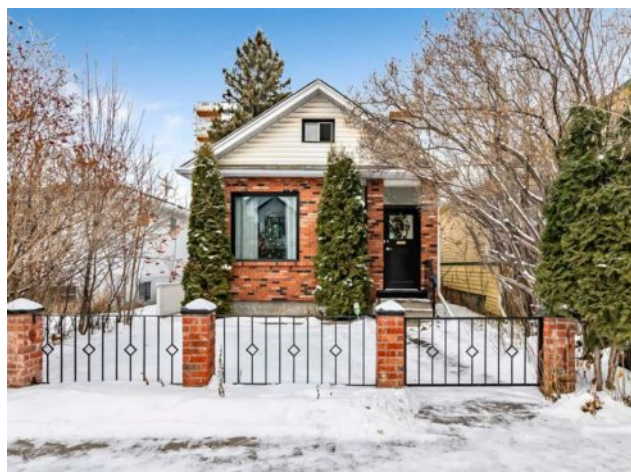


430 15 Avenue NE  
Calgary, Alberta

MLS # A2274612



**\$584,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	722 sq.ft.	<b>Age:</b>	1915 (111 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, See Remarks, Storage		

**Inclusions:** N/A

CHECK OUT THE VIRTUAL TOUR! Charming INNER CITY HOLDING PROPERTY WITH TONS OF POTENTIAL. This well-maintained single-family home in the desirable RENFREW community previously generated \$2,500 in monthly rent (including utilities), making it appealing to investors seeking cash flow. The property is move-in ready or can be rented as-is, with potential for future development. There is over 1,030 sf of usable space and ample storage! The main floor includes an enclosed, bright front porch with windows; 2 good-sized bedrooms; a 4-piece updated bathroom with tiled floors/walls; and a large dining/living room with a decorative brick fireplace. As you head into the galley kitchen, you will find stainless steel appliances, including a gas range, along with a separate laundry room tucked away. Plus, off the back, you have another enclosed mudroom porch and more built-in storage space. Subject to city/municipality approval and permitting, you could have a separate entrance leading to the basement. There is ample storage and a large recreation room that could serve as a bachelor's suite. The backyard features a deck and a covered entrance to the oversized single-car garage, which could serve as a shop or gym in addition to providing vehicle parking. This character home offers flexibility for occupancy or continued rental income, with potential for basement suite development. The zoning is M-C2, allowing for future infill development when ready. Check out this listing, which includes virtually staged photos to illustrate its great potential.