



**1468 Renfrew Drive NE  
Calgary, Alberta**

**MLS # A2304461**



**\$690,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** NONE

INVESTORS PLEASE WAKE UP, 1257.5SQ.FT. BUNGALOW ON A CORNER LOT 70x100 FOOT R-CG ZONING IN A VERY COVETED COMMUNITY OF RENFREW.IT IS GOOD FOR BUILDERS,INVESTORS 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 VALUEABLE FUTURE.HOUSE COMES WITH LARGE 2 BEDROOMS ON THE MAIN LEVEL AND ONE BEDROOM ILLEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE .SOME RECENT UPGRADES INCLUDE NEWER FURNACE,HOT WATER TANK,BASEMENT WINDOWS AND SHINGLES. ONE CAR ATTACHED GARAGE. YOU ARE CLOSE TO SCHOOLS,PARKS,DOWN TOWN,AIRPORT,EXTENSIVE WALKING PATHS,SHOPPING AND THE LIST GOES ON.PLEASE SHOW ANY TIME,VACANT FOR SHOWING.QUICK POSSESSION AVAILABLE..NEWLY PAINTRD WHOLE HOUSE,IT LOOKS VERY NICE NOW.