



**1126 Child Avenue NE**  
**Calgary, Alberta**

**MLS # A2309065**



**\$650,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Ceiling Fan(s), Crown Molding, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage		

**Inclusions:** Another Refrigerator

Life in Renfrew means trading long commutes for morning walks to local cafés, afternoons at nearby parks and quick access to some of Calgary’s most vibrant inner-city amenities. Thoughtfully updated and exceptionally well located, this raised bungalow pairs a bright 3 bedroom main floor with a 2 bedroom illegal basement suite, creating flexibility for multi-generational living, guests or future potential. Hardwood floors extend throughout the main level, while elegant crown molding and a soft neutral colour palette bring warmth and timeless appeal to the open-concept layout. An oversized picture windows draw natural light into the inviting living room, creating an airy setting for everyday living and entertaining alike. Gather around the dining area beneath elegant lighting before moving into the beautifully updated kitchen complete with stainless steel appliances, a gas stove, abundant cabinetry and a window above the sink overlooking the backyard. Rest comfortably in all 3 spacious main floor bedrooms, each finished with hardwood flooring and crown molding for added character. Daily routines feel polished and functional in the updated 4-piece bathroom finished in crisp neutral tones. Downstairs, the separate walk-up entrance adds privacy and convenience to the illegal basement suite. Large windows brighten the lower level, while the open-concept layout connects the generous living area with a bright white kitchen designed for practical day-to-day living. Two additional bedrooms further expand the home’s versatility. Summer evenings are easy to enjoy on the expansive rear patio with plenty of space for barbecuing, outdoor dining or simply unwinding in the sun. Children and pets alike will appreciate the fully fenced grassy yard tucked privately behind the double detached garage. Renfrew Athletic Park, tennis courts, transit, grocery stores, restaurants

and local shopping all sit within walking distance, while neighbouring Edmonton Trail, Bridgeland and East Village place endless dining, entertainment and recreation opportunities just minutes away.