



**1159 Radnor Avenue NE**  
**Calgary, Alberta**

**MLS # A2318552**



**\$799,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Refrigerator in Basement

Renfrew - 1159 Radnor Avenue NE: Attention DEVELOPERS and INVESTORS! This development-ready property comes with an approved Development Permit (DP) and plans, offering an exceptional opportunity in the sought-after inner-city community of Renfrew. Situated on a 51-foot frontage lot with a sunny southwest-facing backyard, this bungalow provides both immediate rental potential and future development value. The main floor features an updated kitchen with a breakfast nook, a spacious living room, three bedrooms, and a 4-piece bathroom. The fully developed basement includes an illegal suite with a large kitchen and breakfast nook, family room, two bedrooms, and a 4-piece bathroom. The basement also offers shared laundry facilities, along with additional hookups for a second laundry set. Outside, enjoy the sunny SW backyard, detached double garage, and off-street parking for two additional vehicles. Ideally located in the sought-after inner-city community of Renfrew, this home is close to parks, pathways, playgrounds, schools, shopping, and the Renfrew Aquatic & Recreation Centre. Enjoy quick and convenient access to downtown, 16 Avenue, and Deerfoot Trail. This is a rare opportunity to secure a prime redevelopment property in one of Calgary's most desirable inner-city neighbourhoods.