



1232 Danloe Street NE
Calgary, Alberta

MLS # A2321390



\$650,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Treed		

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

Inclusions: There are 2 of each appliance listed for both main floor and basement suite

Why pay rent when you can own your own home! This property offers a prime investment opportunity or a multi-generational living configuration in the well-established inner-city community of Renfrew. This raised bungalow offers quick access to downtown (approximately 5 minutes) and is close to the amenities of Bridgeland, including popular cafes, restaurants, and local shops. With convenient connections to Edmonton Trail, 16 Avenue, Memorial Drive and Deerfoot Trail, commuting and daily travel are efficient and accessible. This home has seen extensive maintenance and thoughtful upgrades over the years. The self-contained main-floor unit, complete with two bedrooms, a den/office or third bedroom, a full kitchen, and a bathroom, was significantly modernized around 2011, with a renovated kitchen and bathroom and a full electrical panel upgrade. The interior living spaces offer modern finishes and durability. This level of care continued throughout the home, with the basement's illegal suite also receiving many improvements and upgrades over the years. In 2010, the basement suite's living room and bedrooms were updated with laminate flooring. Following a plumbing upgrade in 2020, the basement was further enhanced with high-quality vinyl plank flooring and a new full kitchen. The basement suite has its own separate entrance and is completely separate from the upstairs suite. Functional updates round out the home, including most appliances updated in the past six years. An added bonus is that each unit has its own laundry facilities. The property has been well maintained to ensure longevity and efficiency, including the replacement of the shingles on the house and garage in 2012. In 2015, new vinyl Ecoline windows were installed throughout. Recent exterior work includes replacing the eavestroughs in 2021. Essential systems

have also been updated, with a brand-new hot water tank installed in 2022. Presenting a premier opportunity for either a primary resident or a discerning investor, this meticulously maintained residence is an absolute must-see.