



618 11 Avenue NE
Calgary, Alberta

MLS # A2324297



\$979,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	796 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to 618 11 Avenue NE RCG-LOT in the heart of Renfrew — a charming 1947 bungalow on a generous RCG- 5,995 sq. ft. lot with excellent inner-city appeal. This well-kept home 3 bedrooms + 2 full bathrooms, hardwood and tile flooring, NEW KITCHEN & APPLIANCES. The lower level is fully finished into a LEGAL SUITE with separate side entrance SEPERATE LAUNDRY, BATHROOM AND LIVINGROOM. 2 NEW FURNANCES AND WATER TANKS + UPGRADED UTILITIES, PLUMBING AND FIXTURES. A major highlight is the oversized 26' x 26' INSULATED + HEATED detached garage with 10' ceilings. Located in sought-after Renfrew, you are close to downtown, the Calgary Zoo, local restaurants, shopping, parks, the community pool, and nearby recreation facilities. A great opportunity for homeowners, investors, or builders in a prime inner-city location.