



GRASSROOTS
REALTY GROUP

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1219 Renfrew Drive NE
Calgary, Alberta

MLS # A2329197



\$795,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,136 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Covered, Double Garage Detached, Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: BBQ and Lawnmower available if interested

Welcome to this Renfrew Gem. Backing West and situated on a prime 50' x 120' lot, this bungalow offers incredible potential for homeowners, investors or developers looking for a prime inner-city location. Well-maintained through the years with updated Vinyl Windows which allow the home to be bathed in sunlight. Gorgeous laminate flooring runs from the living room and dining room, through to the 2 main level bedrooms, including the primary with its spacious walk-in closet. There is a west facing sun room, accessible through the kitchen with its new (2022) quartz countertops, and stainless steel appliances. The basement is partially finished with a bedroom and a half bathroom, otherwise it is a blank slate ready to be personalized. The sunny landscaped backyard has plenty of space to entertain, along with a garden, and an oversized (21 x 24') garage - there is also a front driveway. Renfrew Park, with pathways and massive off leash dog park are steps away. This legacy neighbourhood allows for kids to walk to school or bike to the Science Centre & Zoo in 5 minutes. Commuting to downtown is made simple here, as is accessing Deerfoot Trail and the Trans Canada Highway. Grocery stores, restaurants, coffee shops, community pool and rink are all conveniently close by. This quiet, tree lined street offers so much, that calling it home would bring incredible pride and joy.