



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

831 4A Street NE
Calgary, Alberta

MLS # A2333581



\$1,150,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Detached, Stall		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Soaking Tub		

Inclusions: Washer & dryer (coin operated), 4 electric stoves, 4 fridges, 4 rangehoods.

An exceptional opportunity for income generation or future redevelopment, this charming character home sits on a generous 60' x 127' corner lot in the heart of Renfrew. Currently configured with four illegal income producing suites, the property offers flexibility for investors, multi generational living, or those looking to hold a prime inner city lot for future development. Thoughtful updates over the years include all new windows (approx. 2018), two hot water tanks (2020–2021), four furnaces (2016), and a new roof installed in 2021, ensuring improved comfort and efficiency for occupants. The expansive backyard is a standout feature—an inviting outdoor space with a flourishing vegetable garden framed by mature trees, offering privacy and a serene natural backdrop. The garage/shed is currently used for storage, and the property also provides two additional rear parking stalls, enhancing convenience for tenants or owners. With its premium corner lot positioning, strong rental potential, and proximity to Renfrew Community Centre and Renfrew Athletic Park, historic Bridgeland shops, restaurants & cafes, schools, shopping, public transit, and convenient access to Edmonton Trail and 16th Avenue (Highway 1), this Renfrew property presents a rare blend of charm, income stability, and redevelopment promise.