



# 1468 Renfrew Drive Calgary Alberta

\$839,888

Welcome to this charming 1,260+ sq ft Bungalow situated on a HUGE R-CG INNER CITY CORNER LOT measuring 70 x 100 ft. The main level features 2 oversized bedrooms and a 4-piece bathroom, offering spacious comfort. Downstairs, you'll find a 1-bedroom basement illegal-suite with its own 4-piece bathroom and a separate entrance, making it ideal for rental income or hosting guests. This unique lot includes a side alley, providing added privacy with no immediate neighbor on one side. The property is surrounded by beautiful trees, creating a serene atmosphere in the private yard and back patio—perfect for relaxation or outdoor gatherings. Recent updates include a new furnace, hot water tank, basement windows, and shingles. The home also boasts a single attached garage and a long driveway, providing ample parking along with street parking. Inside, the renovations include hardwood floors, slate accents, wainscoting, a cove ceiling, and maple cabinets. The spacious kitchen opens onto an outdoor deck through patio doors, offering a seamless flow for entertaining. Whether you're an investor or future homeowner, this property provides positive cash flow with long-term tenants eager to stay. Located on a quiet street in Renfrew, the home is close to downtown Calgary, the airport, shopping, schools, and walking paths. This prime property offers incredible potential for future development, including options to build your dream home or a semi-detached duplex with possible secondary suites—either in the basement or as alley homes above the garage. (id:6769)

4pc Bathroom 8.83 Ft x 5.92 Ft

Bedroom 14.00 Ft x 11.75 Ft

Kitchen 9.33 Ft x 9.33 Ft

Laundry room 9.67 Ft x 12.67 Ft

Recreational, Games room 16.92 Ft x 18.00 Ft

Bedroom 11.67 Ft x 10.33 Ft

Breakfast 12.17 Ft x 10.92 Ft

Dining room 8.25 Ft x 12.25 Ft

Kitchen 14.33 Ft x 14.33 Ft

Living room 11.67 Ft x 18.17 Ft

Other 11.75 Ft x 7.33 Ft

Primary Bedroom 12.25 Ft x 12.75 Ft

4pc Bathroom 8.17 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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