



1468 Renfrew Drive Calgary Alberta

\$725,000

Seize a rare opportunity with this remarkable 1,260+ sq ft bungalow, perfectly situated on a massive 70 x 100 foot R-CG corner lot in the coveted community of Renfrew. This property is a genuine powerhouse for investors, builders, and savvy homeowners seeking immediate income and explosive future value. Development Potential is Unmatched: This premium R-CG inner-city corner lot allows for diverse and valuable future development. Envision building your dream luxury home, or maximizing return with semi-detached duplexes that offer options for secondary suites (either basement or laneway housing) The rare side alley provides valuable additional privacy and optimal accessibility for future construction. Immediate Income & Classic Charm: Enjoy instant cash flow with a completely self-contained 1-bedroom illegal suite featuring its own separate entrance and 4-piece bath. The main level delivers spacious comfort with two oversized bedrooms and a 4-piece bathroom. The home exudes character with a range of tasteful updates, including rich hardwood floors, slate accents, wainscoting, a cove ceiling, and maple cabinetry. The bright kitchen is functional and inviting, opening onto an outdoor deck through patio doors for seamless entertaining. Turnkey Confidence & Location: Peace of mind comes standard with recent major mechanical updates: a new furnace, hot water tank, basement windows, and shingles. The exterior offers a serene escape, surrounded by mature trees with a private yard and back patio. Ample parking is provided by a single attached garage and a long driveway. Located on a quiet street, you are moments from downtown Calgary, the airport, extensive walking paths, and excellent schools—putting you at the epicenter of city convenience and community living. This is more than a home; it's a strategic land acquisition offering positive cash flow and incredible leverage ...

Family room 12.00 Ft x 18.00 Ft

Other 9.33 Ft x 14.00 Ft

Bedroom 11.75 Ft x 14.00 Ft

4pc Bathroom Measurements not available

Living room 18.17 Ft x 19.67 Ft

Kitchen 10.17 Ft x 14.17 Ft

Dining room 7.08 Ft x 12.25 Ft

Primary Bedroom 12.25 Ft x 12.67 Ft

Bedroom 8.33 Ft x 11.67 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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