

831 4A Street Calgary Alberta

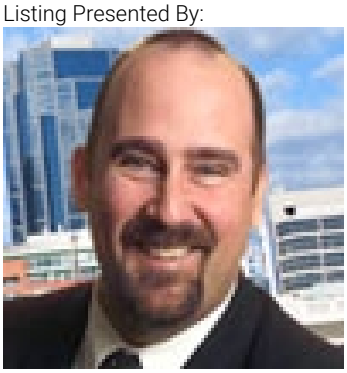
$1,150,000

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. (id:6769)

Other 11.17 Ft x 17.33 Ft
Kitchen 5.50 Ft x 11.00 Ft
Storage 11.33 Ft x 11.50 Ft
Furnace 7.83 Ft x 6.42 Ft
Laundry room 8.58 Ft x 8.08 Ft
4pc Bathroom .00 Ft x .00 Ft
Living room 12.33 Ft x 12.33 Ft
Kitchen 12.25 Ft x 9.58 Ft
Other 8.08 Ft x 8.08 Ft
Bedroom 12.33 Ft x 11.83 Ft

4pc Bathroom Measurements not available
Living room 13.33 Ft x 10.83 Ft
Kitchen 7.83 Ft x 14.33 Ft
Bedroom 13.33 Ft x 5.25 Ft
4pc Bathroom Measurements not available
Living room 14.00 Ft x 13.33 Ft
Dining room 12.33 Ft x 10.17 Ft
Kitchen 12.50 Ft x 9.08 Ft
Pantry 7.58 Ft x 7.42 Ft

Listing Presented By:



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