

# \$750,000 - 1116 Child Avenue Ne, Calgary

MLS® #A2237957

**\$750,000**

3 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.13 Acres

Renfrew, Calgary, Alberta

This charming raised bungalow with wonderful curb appeal is fantasticâ€¦fully developed with an illegal suite, sitting on a 50â€™<sup>TM</sup> lot with R-CG zoning & has front & rear alley access!! Meticulously maintained, this home is move-in ready, a terrific opportunity to develop your dream home or simply hold as great investment for future development! The main level features a bright & spacious front living room and an updated kitchen with eating areaâ€¦finished with maple cabinetry, subway style backsplash & stainless steel appliances. There are 2 nice sized bedrooms & a renovated full 4pc bathroomâ€¦tile wainscoting, full-height tile tub surround & a window for beautiful natural lightâ€¦completing this level. There is the original hardwood flooring under the carpet as well! The lower level is finished with a 1 bedroom suite that was done when the home was originally builtâ€¦the separate entrance leads to the nice sized lower foyer where you will find a shared laundry room, storage & the private access to the suite that has been beautifully updated, showcasing hardwood flooring, large windows & generous sized rooms. The full kitchen is finished with the same maple cabinetry as upstairs, stylish backsplash & a complete appliance package including a gas stove. The living room area features a large south facing window that allows for an abundance of natural lightâ€¦there is also space for a dining table or home office. The bedroom is also bright & sunny; the full 4pc bathroom



completes this lower suite. There is ample parking to help make things easierâ€”either on the front driveway or the rear parking pad. Fully fenced & landscaped, this home has mature trees & shrubs, an oversized single detached garage, large yard with patio & 2 sheds! This home is nestled in a fabulous location that offers terrific accessâ€”not just to downtown & the nearby shops, restaurants & amenities of Bridgeland, but also to the Bow River & walking paths, nearby parks & off leash dog park, & major roadways of Memorial Dr, Trans Canada & Deerfoot Trail.

Built in 1955

**Essential Information**

MLS® #	A2237957
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1116 Child Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5C5

**Amenities**

Parking Spaces	4
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Parking	Alley Access, Driveway, Front Drive, Parking Pad, Rear Drive, Single Garage Detached
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# of Garages	1
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### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
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Heating	Forced Air
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Cooling	None
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Has Basement	Yes
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Basement	Finished, Full
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### Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Views
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Roof	Asphalt Shingle
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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### Additional Information

Date Listed	July 11th, 2025
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Days on Market	6
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Zoning	R-CG
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### Listing Details

Listing Office	eXp Realty
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