

1468 Renfrew Drive NE
Calgary, Alberta**MLS # A2266127****\$735,000**

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Separate Entrance		

Inclusions: n/a

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 in one of Calgary’s most desirable inner-city locations.