

# \$1,199,900 - 1512 Child Avenue Ne, Calgary

MLS® #A2237419

**\$1,199,900**

2 Bedroom, 1.00 Bathroom, 638 sqft

Residential on 0.19 Acres

Renfrew, Calgary, Alberta

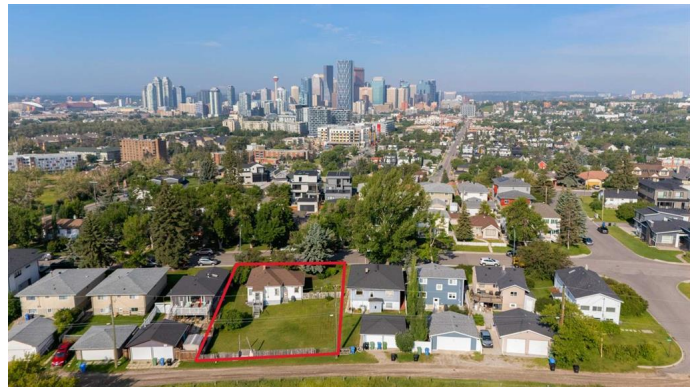
ATTENTION Developers/Investors/ Builders!

A rare gem awaits in the heart of highly coveted Renfrew—an oversized 80x110 lot featuring a charming 638 sq ft 2-bedroom bungalow on tree lined Child Avenue with a New furnace (2024), New panel (2024) and New shingles (2023), perfectly positioned for your next big project! And that's not all... Combine it with 1508 next door (40') for a MASSIVE 120' of prime land with walk-out potential! This incredible opportunity backs directly onto the TELUS SPARK CENTER and lush Bottomlands Park PLUS mere steps from scenic Tom Campbell Hill, offering views and tranquility rarely found this close to the city core. Surrounded by upscale infills and tucked into a peaceful, tree-lined street, this unbeatable location places you just minutes from: Trendy Bridgeland shops & dining, Downtown Calgary, Zoo LRT, Bow River pathways, and Deerfoot Trail for quick access anywhere.

This is your chance to stake a claim in one of Calgary's most desirable inner-city neighbourhoods. Opportunities like this don't come often, bring your vision, your plans, and make your mark in Renfrew! Act fast as your next signature development starts here!

Built in 1920

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2237419    |
| Price          | \$1,199,900 |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 638         |
| Acres          | 0.19        |
| Year Built     | 1920        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1512 Child Avenue Ne |
| Subdivision | Renfrew              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 5E4              |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | No Animal Home, No Smoking Home       |
| Appliances        | Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas               |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Full, Unfinished                      |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Other                                                              |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Gentle Sloping |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Wood Frame                                                         |
| Foundation        | Brick/Mortar                                                       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 26             |
| Zoning         | R-CG           |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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