$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€™ 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 wainscotting, 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

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

Interior

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

Exterior

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

Additional Information

Date Listed	July 11th, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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