

# \$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 & Visionary 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 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 lush Bottomlands Park and is 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, 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	3
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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