



\$ 639,000.00

1412 CHILD AVENUE NE CALGARY

<https://paulbrinton.com>

(50 X 110) LOT *PRICED REDUCED* Build a new large home, renovate and rent, live up rent down or explore your development opportunities. A rare opportunity to buy into a large bungalow with loads of potential with a legal 2 bedroom basement suite. This large bungalow has beautiful views...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1141960

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-18 08:27:04

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/18/21

Lot size: 6405 sq ft

Year built: 1959

Parking: Alley Access, Double Garage
Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Hardwood,Linoleum

Exterior Features: Garden

District: CAL Zone CC

Interior Features: See Remarks

Roof Type: Asphalt Shingle

Total Parking: 2

Community Features: Golf,Park,Schools
Nearby,Playground,Sidewalks,Street
Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Lot Features: Back Lane,Back
Yard,Garden,Landscaped,Views

Heating Type: Floor Furnace,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Laundry features: In Unit

Levels: One

Zoning: R-C2



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: Suite - Legal

Frontage Metres: 15.97M 52`5"

Living Area SF: 1170.00

Structure Type: House

Restrictions: None Known

List Price Square Foot: \$ 546.15

Photo Count: 24

Construction Materials: Stucco,Wood
Frame

Foundation: Poured Concrete

Appliances: Dryer,Electric Stove,Garage
Control(s),Refrigerator,Washer,Window
Coverings

Subdivision Name: Renfrew

Lot Size Acres: 0.15

