

430 15 Avenue NE  
Calgary, Alberta

MLS # A2274612



**\$584,900**

|                  |                                                                                 |               |                    |
|------------------|---------------------------------------------------------------------------------|---------------|--------------------|
| <b>Division:</b> | Renfrew                                                                         |               |                    |
| <b>Type:</b>     | Residential/House                                                               |               |                    |
| <b>Style:</b>    | Bungalow                                                                        |               |                    |
| <b>Size:</b>     | 722 sq.ft.                                                                      | <b>Age:</b>   | 1915 (111 yrs old) |
| <b>Beds:</b>     | 2                                                                               | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Alley Access, Garage Door Opener, Single Garage Attached                        |               |                    |
| <b>Lot Size:</b> | 0.07 Acre                                                                       |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot, |               |                    |

|                    |                                                      |                   |      |
|--------------------|------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | M-C2 |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, No Smoking Home, See Remarks, Storage |                   |      |

**Inclusions:** N/A

CHECK OUT THE VIRTUAL TOUR! Charming INNER CITY HOLDING PROPERTY WITH TONS OF POTENTIAL. This well-maintained single-family home in the desirable RENFREW community previously generated \$2,500 in monthly rent (including utilities), making it appealing to investors seeking cash flow. The property is move-in ready or can be rented as-is, with potential for future development. There is over 1,030 sf of usable space and ample storage! The main floor includes an enclosed, bright front porch with windows; 2 good-sized bedrooms; a 4-piece updated bathroom with tiled floors/walls; and a large dining/living room with a decorative brick fireplace. As you head into the galley kitchen, you will find stainless steel appliances, including a gas range, along with a separate laundry room tucked away. Plus, off the back, you have another enclosed mudroom porch and more built-in storage space. Subject to city/municipality approval and permitting, you could have a separate entrance leading to the basement. There is ample storage and a large recreation room that could serve as a bachelor's suite. The backyard features a deck and a covered entrance to the oversized single-car garage, which could serve as a shop or gym in addition to providing vehicle parking. This character home offers flexibility for occupancy or continued rental income, with potential for basement suite development. The zoning is M-C2, allowing for future infill development when ready. Check out this listing, which includes virtually staged photos to illustrate its great potential.