

\$799,900 - 521 15 Avenue Ne, Calgary

MLS® #A2140277

\$799,900

2 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

Attention Builders ,Investors and home owners waiting for a future home in the established inner-city community of RENFREW! It is an exceptional development opportunity 50ft R-C2 (5,984 sq ft) lot , featuring a sought-after south-facing yard. The floor plan provides a functional layout with 2 bedrooms and 1 bathroom on the main floor, complemented by a spacious living room with oversized windows that flood the space with natural light. Enjoy the ambiance of the wood burning fireplace in the living room. The vintage home has been well maintained with newer shingles and an updated furnace. The spacious kitchen has plenty of cupboards and counter space. Enjoy your meals in the breakfast nook that includes sliding glass doors that lead to a large deck great for summer BBQS. Experience a lovely backyard with mature trees, a garden with raspberries bushes and various perennial's . A bonus is RV parking behind the single garage. There is ample room for numerous vehicles on the long driveway to the garage. Downstairs, you'll find an updated recreation room, a laundry room, a 3-piece bathroom, an office and ample storage space. This prime location in Renfrew offers numerous amenities: schools, parks, Renfrew Athletic and Aquatic Park, public transportation, close proximity to downtown (walk to downtown in just 35min), shops and restaurants in Bridgeland and along Edmonton Trail, CO-OP and Peters Drive-in on 16th and easy access to major routes such as Deerfoot,



16th Ave, the airport and the mountains.
Don't miss this outstanding opportunity!

Built in 1946

Essential Information

MLS® #	A2140277
Price	\$799,900
Sold Price	\$782,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	521 15 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1H7

Amenities

Parking Spaces	2
Parking	RV Access/Parking, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 5th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.