

\$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

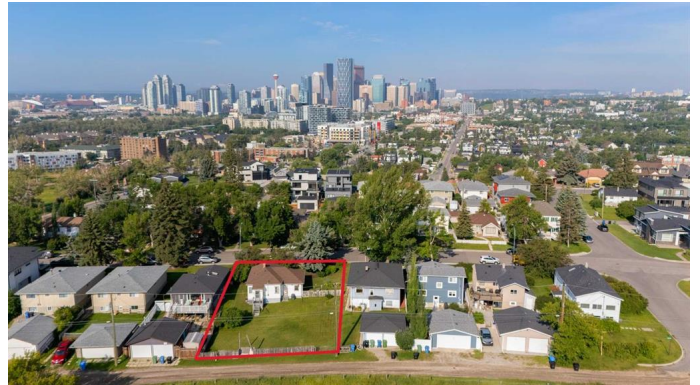
ATTENTION Developers/Investors/ Builders!

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 tree lined 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 TELUS SPARK CENTER and lush Bottomlands Park PLUS 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, Zoo LRT, 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	15
Zoning	R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.