

\$774,900 - 1113 Child Avenue Ne, Calgary

MLS® #A2268136

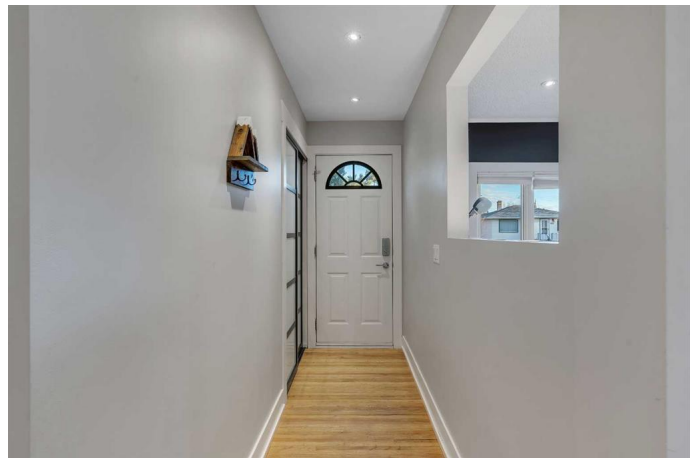
\$774,900

4 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.13 Acres

Renfrew, Calgary, Alberta

Welcome to 1113 Child Avenue NE, a beautifully renovated home on a massive 50' x 110' H-GO lot in the sought after inner city community of Renfrew. This fully developed property has been meticulously updated from top to bottom with exceptional quality and thoughtful design throughout. Inside you'll find 4 spacious bedrooms and 2 full bathrooms along with a stunning two bedroom basement suite (non-conforming/illegal) complete with a separate entry. The oversized 25' x 21' detached garage is heated and equipped with 220V power, a workshop area and generous overhead storage. There's also a double parking pad and a gorgeous south facing backyard featuring custom built garden beds and mature trees creating your own private oasis in the city. Upgrades include renovated kitchens and bathrooms, a new hot water tank, mostly replaced windows, two 100 amp electrical panels, new carpet in the basement, two electric fireplaces, LED lighting and potlights, top of the line kitchen appliances, topped up attic insulation, custom built in cabinetry throughout and a beautiful wood deck with a built in BBQ. Perfectly located close to downtown, parks, pathways, the Bow River, transit, shopping and schools, this is an incredible opportunity to own a move in ready home on a prime redevelopment lot in one of Calgary's most desirable neighbourhoods. Close to all amenities including Downtown, parks, pathways, the



Bow River, transit, shopping and schools.
Don't miss out on this phenomenal
investment opportunity. Call now!

Built in 1953

Essential Information

MLS® #	A2268136
Price	\$774,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1113 Child Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5C6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	10
Zoning	H-GO

Listing Details

Listing Office	eXp Realty
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