

**955 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2259956**



**\$825,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** Window Blinds, Hot Tub

Nestled in the sought-after inner city community of Renfrew, this charming 1950's raised bungalow sits proudly on a spacious 50x120 ft lot, and offers endless possibilities for urban living. Boasting over 1,300 sq ft the main floor features a bright, inviting layout with well-proportioned rooms, attractive newer LVP flooring and new tile in the main bath. This home has seen a number of thoughtful upgrades, enhancing both its comfort and appeal. The kitchen was renovated, offering a contemporary space for culinary pursuits and entertaining guests. The fully developed lower level offering over 1100 sq.ft. provides versatile living space for extended family, guest quarters, or home office. Large windows in the lower level flood the rooms with natural light, creating a bright and welcoming atmosphere. The lower bathroom has also been stylishly updated, while six new windows (installed in 2016—four upstairs and two downstairs) contribute to improved aesthetics and energy efficiency at the front of the home. Fresh interior paint throughout, completed in 2023, delivers a crisp, move-in ready feel. Mechanical updates include a high-efficiency furnace added in 2019 to reduce energy costs, a new water heater installed in 2022 for reliable hot water, and shingles replaced in 2016 to ensure lasting protection and peace of mind. Outside, you'll enjoy a large rear yard with hot tub and appreciate a double garage along with additional RV parking. The location of this property is truly convenient, with two schools directly out the back door and a junior high and high school just blocks away—perfect for families with children of all ages. Excellent access to major transit routes, city transit, bike paths, and walkways makes commuting effortless, whether by car, public transport, or bicycle. Downtown is just a short commute or bike ride away, placing the heart of the city

and its amenities within easy reach. Whether you're drawn to the timeless design or the unbeatable location, this property is a rare find in a beautiful inner city location.