# \$845,000 - 405 15 Avenue Ne, Calgary

MLS® #A2245352

### \$845,000

2 Bedroom, 1.00 Bathroom, 886 sqft Residential on 0.14 Acres

Renfrew, Calgary, Alberta

Investors Alert! Renfrew high-end location single house for sale with adjacent corner lot neighbor agreed to joint venture development. This is an excellent income property from either rebuild or renovation.

At a very desirable street close to downtown, 2 bedrooms on main level, kitchen, breakfast nook, living room as well. Laundry in basement as hose and vent are there.

Basement though may need some renovation but it is spacious and second kitchen is her as well. Located just 1 block from Highway 1 provides super easy access to everywhere via both driving and public transportation.

Additionally, shopping, groceries are just 1-2 blocks away. Center street shopping area are also just few blocks away. Lot as big as 15.23x 36.56 square meter that definitely fits a future duplex. and wide enough for a future quadruple garage. Investors are welcome to chat about it!

Built in 1946

#### **Essential Information**

MLS® # A2245352

Price \$845,000 Bedrooms 2

Bathrooms 1.00

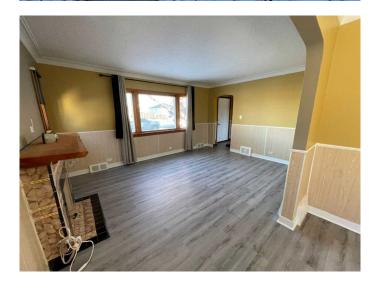
Full Baths 1

Square Footage 886

Acres 0.14







Year Built 1946

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 405 15 Avenue Ne

Subdivision Renfrew
City Calgary
County Calgary
Province Alberta
Postal Code T2E 1H5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dryer, Electric Range, Range Hood, Refrigerator, Washer, Range

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Back Lane

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 2nd, 2025

Days on Market 87

Zoning R-CG

## **Listing Details**

Listing Office First Place Realty

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.