

**1131 15 Avenue NE**  
**Calgary, Alberta**
**MLS # A2256414**

**\$850,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Re		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Electric stove x 2, Refrigerator x 2, Wood Shed

What do you get when you combine a thoughtfully updated, meticulously maintained bungalow with a vibrant inner-city neighbourhood? This Renfrew classic features recent upgrades, including new vinyl windows and central A/C, so new owners can enjoy comfort without worrying about major repairs or upgrades. The main level offers more than 1,100 sq.ft. of bright living space, with three bedrooms, a full bath, and an inviting layout—perfect for growing families. In the kitchen, a modern stainless steel appliance package is paired with a cozy eat-up bar, ideal for quick meals or keeping the cook company during family gatherings. The fully finished basement adds flexibility, featuring a spacious family room filled with natural light, a summer kitchen, fourth bedroom, and a second full bath, ideal for older children or extended family stays. Ample storage includes a large dedicated cold room plus extra convenience in the mechanical and laundry area, so everything has a place. Outside, the landscaped yard with RV parking access, double detached garage, and garden shed offers practical space for play, projects, or parking. 1131 15 Ave NE boasts walkable access to Bridgeland’s cafés and restaurants, the Renfrew Aquatic Centre, tennis courts, parks, and the Bow River Pathway. With exciting new commercial amenities like Midland Heights and the North Hill CO-OP on the horizon, and a variety of schools and childcare options nearby, this move-in ready home blends lifestyle with lasting value—perfect for families starting their next chapter.