

\$930,000 - 1415 Russell Road Ne, Calgary

MLS® #A2198955

\$930,000

5 Bedroom, 2.00 Bathroom, 996 sqft
Residential on 0.15 Acres

Renfrew, Calgary, Alberta

HOME SWEET HOME! OPEN HOUSE SATURDAY, MARCH 15th and SUNDAY March 16th from 2-4PM! Calling all builders, investors and home-buyers, this is YOUR RARE INVESTMENT OPPORTUNITY to purchase a bungalow on a 60+ FOOT LOT that is IDEAL FOR REDEVELOPMENT in a prime location in the heart of trendy Renfrew! Perfect opportunity to HOLD or DEVELOP immediately. This charming bungalow is situated on a 6,000+ SQFT lot (62' x 111') with the potential for incredible views. Heading in to this beautifully maintained bungalow you will fall in love with the sun-drenched, open concept floor plan with tons of character throughout. The main floor features a bright living room, formal dining area, chef's kitchen with stainless steel appliances, ample cabinet space and a large island with an eating bar. Completing the floor is 2 generous sized bedrooms, a wonderful 4 piece bathroom and the spacious, magnificent primary retreat. The fully finished basement contains a living room/recreation room with a cozy rustic fireplace, two additional bedrooms, a 4 piece bathroom with a gorgeous claw foot bath tub, a storage room perfect for all your needs and a laundry room. Outside, there is a detached garage with a long front driveway that can accommodate 3 additional vehicles. The backyard is fully fenced and exquisitely landscaped with lots of perennials, mature trees and garden beds giving it an extremely private feeling. There is a concrete patio that



contains a hot tub. Nestled in an incredible trendy inner-city location close to Downtown Calgary, Flyover park and other parks/greenspaces, bike paths, off-leash dog parks, hip restaurants, bars, Lukes Drug Market, coffee shops, public transportation, LRT, schools, and major roadways. Donâ€™t miss out on this timely opportunity, book your private viewing today!

Built in 1955

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2198955 |
| Price | \$930,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 996 |
| Acres | 0.15 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 1415 Russell Road Ne |
| Subdivision | Renfrew |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 5N2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, See Remarks, Single Garage Detached, Workshop in Garage |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage |
| Appliances | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Stove(s) |
| Heating | Forced Air, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Basement, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Other, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Street Lighting, Views, Few Trees, Greenbelt, Many Trees, Private, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 8 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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