

# \$875,000 - 1415 Russell Road Ne, Calgary

MLS® #A2198955

**\$875,000**

5 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0.15 Acres

Renfrew, Calgary, Alberta

HOME SWEET HOME! 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	\$875,000
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, Garage Door Opener, Oversized, Front Drive, Garage Faces Front, See Remarks, Single Garage Detached, Workshop in Garage
# of Garages	1

**Interior**

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

## Exterior

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

## Additional Information

Date Listed	March 6th, 2025
Days on Market	103
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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