

# \$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, Front Drive, Garage Door Opener, Oversized, 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, Open Floorplan, Soaking Tub, Storage, Central Vacuum, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer                                                           |
| 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, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Many Trees, Private, Rectangular Lot, See Remarks, Street Lighting, Treed, Views, Garden, Greenbelt, Lawn |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                         |
| Construction      | Wood Frame                                                                                                                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                                                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 102             |
| Zoning         | R-CG            |

## Listing Details

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

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