

\$860,000 - 1415 Russell Road Ne, Calgary

MLS® #A2232168

\$860,000

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 an UPDATED large island that's been refaced 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® # | A2232168 |
| Price | \$860,000 |
| 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, Stove(s), Washer |
| Heating | Forced Air, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas, 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, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Greenbelt, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot, See Remarks, Street Lighting, Treed, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 54 |
| Zoning | R-CG |

Listing Details

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