

1415 Russell Road NE
Calgary, Alberta

MLS # A2198955



\$899,999

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| Division: | Renfrew | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 996 sq.ft. | Age: | 1955 (70 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, F | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, F | | |

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| Heating: | Forced Air, Wood | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage | | |
| Inclusions: | Hot Tub | | |

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. Don't miss out on this timely opportunity, book your private viewing today!