



GRASSROOTS
REALTY GROUP

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1015 Russet Road NE
Calgary, Alberta

MLS # A2225457



\$910,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	960 sq.ft.	Age:	1947 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, No Neighbours Behind, Pri		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: Dishwasher (suite), Washer (suite), Dryer (suite), Refrigerator (suite), Stove (suite)

Welcome to 1015 Russet Rd NE—an incredible opportunity in the heart of Renfrew! This unique property sits on a large 6,700+ sq ft lot and offers two fully independent homes, including a legal garage suite built in 2018. The 1947-built storey and a half home has been updated over the years and is still full of charm and character, featuring 2 bedrooms, 1 bathroom, and cozy living spaces that are perfect for a homeowner who values personality in their space. Out back, you’ll find a double detached garage and an oversized single garage that supports the suite above it. The garage suite is a standout—spacious, modern, and flooded with natural light. It includes 2 bedrooms, 1 bathroom, a full kitchen, and a private balcony, making it ideal for rental income, multi-generational living, or a home office setup. Whether you’re an investor, a homeowner looking for mortgage help, or someone needing space for extended family, this is a smart and flexible option in one of Calgary’s most desirable inner-city neighbourhoods. Located minutes from downtown, schools, parks, and local shops.