



**1412 Russet Road NE**  
**Calgary, Alberta**

**MLS # A2284962**



**\$780,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-maintained bungalow in the heart of Renfrew. This charming home offers a functional layout, abundant natural light, and an outstanding inner-city setting. Over the past seven years, several improvements have been completed, including a new roof, furnace, kitchen appliances, central vacuum system, and toilets, offering peace of mind for future owners. Set across from a large soccer field that forms part of the Renfrew Aquatic & Recreation Centre, the property enjoys open west-facing views and beautiful afternoon sun. Inside, a welcoming entryway opens into a comfortable living area, where a large window overlooks the green space across the street, creating a bright and inviting main level. The main floor features a mix of hardwood, carpet, and ceramic tile, adding both warmth and durability throughout. Toward the back of the home, the well-sized kitchen is equipped with appliances and features a large east-facing window with views of the backyard, bringing in plenty of morning light. Down the hall are two nicely proportioned bedrooms, including a primary bedroom facing the soccer fields and a second bedroom overlooking the yard, along with a four-piece bathroom. The fully finished lower level, finished with carpet throughout, adds flexibility with two additional bedrooms, a three-piece bathroom, and a generous recreation room—ideal for guests, a home office, or family use. A huge utility room offers plenty of storage and includes washer and dryer hookups. Out back, the fully fenced yard provides privacy with alley access and no neighbours behind, along with a patio perfect for outdoor enjoyment. An oversized double detached garage completes the property. The location is a standout, with two schools within a two-minute walk, the recreation centre directly across the street, and quick access to 16th Avenue and Deerfoot Trail.

Centrally located with countless amenities nearby, this is a fantastic opportunity in one of Calgary's most well-connected inner-city communities!