



**GRASSROOTS**  
REALTY GROUP

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**1415 Russell Road NE**  
**Calgary, Alberta**

**MLS # A2198955**



**\$899,999**

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

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

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