



## 1415 Russell Road Calgary Alberta

\$930,000

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 Refrew! 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 if 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! (id:6769)

Bedroom 18.00 Ft x 12.00 Ft

Bedroom 10.67 Ft x 10.33 Ft

Recreational, Games room 20.00 Ft x 12.08 Ft

4pc Bathroom 7.58 Ft x 5.50 Ft

Storage 15.00 Ft x 15.00 Ft

Furnace 13.00 Ft x 7.75 Ft

Laundry room 13.00 Ft x 7.75 Ft

Primary Bedroom 11.33 Ft x 11.08 Ft

Bedroom 11.08 Ft x 8.50 Ft

Bedroom 11.33 Ft x 9.00 Ft

4pc Bathroom 9.25 Ft x 5.00 Ft

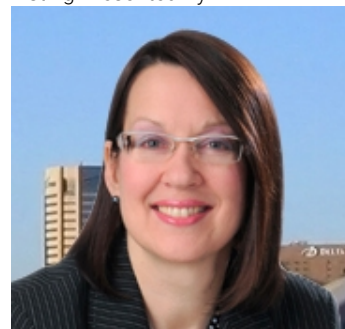
Dining room 11.42 Ft x 8.67 Ft

Kitchen 13.08 Ft x 13.00 Ft

Living room 18.25 Ft x 11.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

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