



# 1210 Richland Road Calgary Alberta

\$1,040,000

Welcome to this stunning red brick, semi-detached infill in Renfrew, now available again and ready for a new owner! Offering over 2,500 sq. ft. of thoughtfully designed living space, this home features 5 bedrooms, including a fully developed LEGAL 2-bedroom basement suite with its own private entrance and separate laundry - a fantastic mortgage helper or space for extended family. Situated in the heart of Renfrew, you'll enjoy all the benefits of this prime inner-city location. Just minutes away are Bridgeland's lively shops and cafes, Tom Campbell Hill Off-Leash Park, Telus Spark, the Calgary Zoo, and the Renfrew Community Centre & Skating Rink. Easy access to Edmonton Trail and Deerfoot Trail makes commuting or exploring the city a breeze. On the main floor, you'll find a spacious and bright living area with engineered hardwood flooring throughout. The open-concept layout includes a dedicated dining area with a view of the landscaped front yard, and a central kitchen boasting custom cabinetry, upgraded stainless steel appliances, an oversized island with bar seating, and a convenient built-in coffee station. The living room is bathed in natural light thanks to a large patio door leading to the backyard and features a cozy gas fireplace with custom built-ins for added elegance. A functional mudroom with built-in bench and closet offers easy storage and access to the outdoors, while a stylish powder room completes the main floor. Upstairs, the primary suite is a true retreat, with its soaring vaulted ceilings, an enormous walk-in closet, and a luxurious 5-piece ensuite featuring a barn door, dual sinks, a free-standing soaker tub, and a fully tiled walk-in rain shower with bench seating. Two additional bedrooms with built-in closets share a modern 4-piece bath, and a convenient laundry room with a quartz folding counter and additional storage space completes the upper...

4pc Bathroom 1.73 M x 3.18 M  
 Bedroom 3.51 M x 3.02 M  
 Bedroom 3.94 M x 3.20 M  
 Living room 4.65 M x 4.47 M  
 Kitchen 3.83 M x 2.69 M  
 Laundry room 1.83 M x 2.23 M

Kitchen 4.85 M x 5.79 M  
 Living room 4.57 M x 4.47 M  
 Other 1.58 M x 3.02 M  
 4pc Bathroom 2.52 M x 2.26 M  
 5pc Bathroom 2.80 M x 4.80 M  
 Bedroom 2.97 M x 3.35 M

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Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty



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Furnace 2.57 M x 2.41 M

2pc Bathroom 2.03 M x 1.68 M

Dining room 4.06 M x 3.18 M

Foyer 2.06 M x 2.16 M

Bedroom 3.10 M x 3.35 M

Laundry room 1.85 M x 2.49 M

Primary Bedroom 4.14 M x 4.80 M