



# 1228 Richland Road Calgary Alberta

\$799,900

Richland Road is an exceptional street in Renfrew. This air conditioned raised bungalow is ready to move into. The renovations and upgrades are endless and top quality. The interior features flawless hardwood floors, oak kitchen cabinets, granite countertops, vinyl windows, newer furnace (2020), A/C (2024), H2O tank(2020) and is freshly painted. The primary bedroom has been converted from 2 bedrooms to create a spacious, relaxing retreat. The exterior features full wrap acrylic stucco with added styrofoam and Manitoba Tyndall stone accent. The east facing sunroom is perfect for watching beautiful Calgary sunrises. The basement 2 bedroom suite (illegal) is a great way to supplement your mortgage payment or use for extra family space. The suite has lots of natural lighting, separate hot water heating, gas stove and a gas fireplace. Gardeners, there is perfect garden space for veggies and flowers. (this space could be easily be used as extra parking and RV storage). There is lots of storage space in the oversized single garage. All this in a wonderful community close to schools, public swimming and arenas, bike and walking paths, playgrounds, trendy restaurants and coffee shops. And only 1 block to public transport. (id:6769)

Eat in kitchen 12.75 Ft x 11.00 Ft  
Living room 14.17 Ft x 12.75 Ft  
Bedroom 11.08 Ft x 10.75 Ft  
Bedroom 10.83 Ft x 7.42 Ft  
4pc Bathroom 6.00 Ft x 5.67 Ft  
Laundry room 11.33 Ft x 11.25 Ft  
Storage 6.83 Ft x 3.83 Ft

Living room 12.17 Ft x 12.00 Ft  
Dining room 10.25 Ft x 10.00 Ft  
Kitchen 12.25 Ft x 9.83 Ft  
Primary Bedroom 20.50 Ft x 11.17 Ft  
Bedroom 11.17 Ft x 9.67 Ft  
4pc Bathroom 7.67 Ft x 4.92 Ft  
Other 14.00 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca