

**1408 Remington Road NE**  
**Calgary, Alberta**

**MLS # A2221895**



**\$999,888**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Over		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Floor Furnace, Heat Pump, Natural Gas, See Remarks, Solar	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Storage Shed, 2nd Fridge, 2nd Stove, 2nd Dishwasher

Welcome to this beautifully updated home in the heart of Renfrew, offering a rare combination of charm, functionality, and investment potential, located within a one block radius from 2 newly built playgrounds. This 1,342 sq ft bungalow features thoughtful upgrades and a fully developed lower-level illegal suite with two private entrances—perfect for rental income, extended family, or guests. The main level features a spacious living room with abundant natural light, two updated bathrooms (including full ensuite bathroom), two well-sized bedrooms, and a large great room that opens to the sunny backyard and deck. The recently renovated kitchen is a standout, featuring an oversized island with quartz countertops, an in-island subwoofer sound system, wall-mounted TV (included), ample drawer storage, an auto-opening waste/recycling system, and a touchless faucet—designed for modern convenience and entertaining. The lower level includes a bright 2-bedroom suite with full kitchen, in-suite laundry, and great natural light. Previously used as both a successful AirBnB and a long-term rental, the suite offers flexible income potential. Efficiency upgrades include solar panels, a multi-zone heat pump system for year-round climate control, and a gas furnace to support when temperatures drop below -20°C. Additional features include heated bathroom floors, hot water tank (2022), roof (2018), and a large storage shed with built-in shelving. The oversized 24' x 22' garage includes an EV charger hook-up, and there's an additional rear parking pad suitable for an RV or extra vehicle. Both the upper and lower suites have full appliance packages, including fridge, stove, and dishwasher. Conveniently located near Deerfoot Trail, 16th Avenue, downtown, schools, parks, and amenities, this home is ideal for buyers seeking versatility—live up and

rent down, hold as a revenue property, or simply enjoy the comfort and features of this exceptional inner-city home. With only a 3 minute walk to your new bus stop that includes MAX Orange transit (\*rapid transit to SAIT, UofC & West Side of city with less stops than typical bus routes). Don't miss this incredible opportunity in one of Calgary's most desirable neighborhoods.