

## 1015 Russet Road NE Calgary, Alberta

MLS # A2250796



**\$890,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 960 sq.ft.                                                                | <b>Age:</b>   | 1947 (78 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Single Garage Detached                  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Lawn, No Neighbours Behind, Pri |               |                   |

|                    |                                                                                                        |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |                   |      |

**Inclusions:** N/A

Welcome to 1015 Russet Rd NE—an incredible opportunity in the heart of Renfrew! This unique property sits on a large 6,700+ sq ft lot and offers two fully independent homes, including a legal garage suite built in 2018. The 1947-built storey and a half home has been updated over the years and is still full of charm and character, featuring 2 bedrooms, 1 bathroom, and cozy living spaces that are perfect for a homeowner who values personality in their space. Out back, you’ll find a double detached garage and an oversized single garage that supports the suite above it. The garage suite is a standout—spacious, modern, and flooded with natural light. It includes 2 bedrooms, 1 bathroom, a full kitchen, and a private balcony, making it ideal for rental income, multi-generational living, or a home office setup. Whether you’re an investor, a homeowner looking for mortgage help, or someone needing space for extended family, this is a smart and flexible option in one of Calgary’s most desirable inner-city neighbourhoods. Located minutes from downtown, schools, parks, and local shops.