

**1228 Richland Road NE**  
**Calgary, Alberta**

**MLS # A2271078**



**\$799,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Baseboard, High Efficiency, Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Crown Molding, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

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.