

1015 Russet Road NE
Calgary, Alberta

MLS # A2225457

\$910,000

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

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

Inclusions: Dishwasher (suite), Washer (suite), Dryer (suite), Refrigerator (suite), Stove (suite)

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.