

1448 Richland Road NE
Calgary, Alberta

MLS # A2226995



\$849,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE. Investor, builder, or savvy homebuyer—this is the opportunity you've been waiting for. Situated on an oversized 735 SQ.M pie-shaped lot in the highly sought-after inner-city community of Renfrew, this raised bungalow offers both incredible redevelopment potential and immediate, move-in-ready comfort. Zoned RC-G and stretching over 120 feet deep with 56 feet of frontage and 75 feet at the rear, makes this property a rare find. Whether you plan to build multi-unit infill homes, hold as a long-term investment, or make this home, this property checks all the boxes. Inside, the main level is bright and welcoming, featuring refinished hardwood floors, ceramic tile in the kitchen and bath, and a fully renovated main bathroom. The kitchen includes an updated sink and modern lighting, making it a stylish and functional space to cook and gather. Downstairs, the refreshed 2-bedroom ILLEGAL suite has its own private entrance, brand-new LVP flooring, and fresh paint, making it move-in or rent-ready. A double detached garage with separate doors adds extra flexibility and storage. Located on a quiet crescent, this property is perfectly positioned for both convenience and lifestyle. Renfrew is known for its mature trees, charming streetscapes, and proximity to top-rated schools, restaurants, and boutique shopping. You're just minutes from downtown Calgary, Deerfoot Trail, the airport, and recreation hubs like Renfrew Athletic Park, golf courses, and the YYC cycle network. Whether you're looking for your forever home or expanding your investment portfolio this centrally located home has endless potential, Don't miss this opportunity in one of Calgary's most dynamic neighborhoods. Welcome Home.