

# \$849,900 - 1448 Richland Road Ne, Calgary

MLS® #A2226995

**\$849,900**

5 Bedroom, 2.00 Bathroom, 1,157 sqft  
Residential on 0.18 Acres

Renfrew, Calgary, Alberta

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. Youâ€™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, Donâ€™t miss this opportunity in one of Calgaryâ€™s most dynamic neighborhoods. Welcome Home.

Built in 1953

**Essential Information**

MLS® #	A2226995
Price	\$849,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,157
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1448 Richland Road Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5M6

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Front Drive
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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