



GRASSROOTS
REALTY GROUP

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1141 Richland Road NE
Calgary, Alberta

MLS # A2307046



\$1,100,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,996 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	n/a		

In the heart of sought-after Renfrew, this luxury semi-detached infill offers 2,784.1 sq ft of beautifully designed living space, a 2 BEDROOM basement LEGALIZED suite, and a sunny west-facing backyard. The main floor feels bright and spacious with 10-foot ceilings, engineered hardwood flooring, custom millwork, and designer lighting throughout. The kitchen is a true centerpiece, featuring custom cabinetry, a double waterfall quartz island, and KitchenAid stainless steel appliances. The living area is anchored by a gas fireplace with a custom mantle, floor-to-ceiling tile, and custom built-ins, creating a warm and polished space to relax or entertain. Large sliding patio doors open to an expansive 20-foot rear deck with a privacy wall, Duradek vinyl decking, and a gas line for outdoor dining and summer evenings. Upstairs, the primary suite feels elevated and private with high ceilings, a panelled feature wall, DUAL WALK-IN CLOSETS, and beautiful downtown views. The spa-inspired 6-piece ensuite features heated floors, a freestanding soaker tub, dual sinks, and a tiled walk-in shower with 3 shower heads. Two additional bedrooms, a full bathroom, and a laundry room with a sink complete the upper level. The finished basement includes a legalized 2-bedroom suite with a full kitchen and separate side entrance, offering excellent rental potential or a private space for extended family. Complete with a double detached garage, air conditioning, dual high-efficiency furnaces, dual HRVs, and a 75-gallon hot water tank, every detail has been considered. Located in desirable Renfrew, close to Nose Creek Pathway, TELUS Spark, Winston Heights Golf Club, 16 Avenue, Centre Street, and less than 10 minutes from downtown, this home is a standout opportunity in one of Calgary's most loved inner-city communities.

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