

3119 Richmond Road SW
Calgary, Alberta

MLS # A2288208



\$695,000

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| Division: | Rutland Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,029 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Garden, Irre | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Chandelier, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Track Lighting, Vinyl Windows | | |
| Inclusions: | None | | |

Own a piece of Calgary's vibrant inner city with this well-maintained detached bungalow in the sought-after community of Rutland Park. Perfect for downsizers, young professionals, or first-time buyers, this home offers comfort, convenience, and exceptional location. Sitting proudly on an extra-large corner lot, the property welcomes you with a bright and comfortable main floor layout. The spacious living room and dining area are perfect for everyday living or entertaining, while the functional kitchen—featuring abundant cabinetry—overlooks the backyard for a warm, connected feel. Three well-sized bedrooms and a full bathroom complete the main level. Recent updates include triple-pane windows on all north- and west-facing sides for improved insulation and noise reduction, as well as central A/C for year-round comfort. Step outside to enjoy the sun-soaked, south-facing backyard, an ideal space for gardening, play, or summer barbecues. The double detached garage, only a few years old, adds great storage and parking flexibility. Located just minutes from Mount Royal University, Marda Loop, the Calgary Farmers' Market, and a short commute to downtown, this home is close to countless amenities, parks, and schools. Key Features: Extra-large corner lot in a prime inner-city location; 3 bedrooms + 1 full bath; Triple-pane windows (north & west) for insulation & soundproofing; Central A/C; South-facing backyard with newer double detached garage that comes with 220V electric outlet; Close to transit, shopping, dining, and schools. Don't miss your chance to own in this desirable neighbourhood—book your showing today!