



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**2301 Richmond Road SW**  
**Calgary, Alberta**

**MLS # A2234422**



**\$884,880**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Richmond   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,105 sq.ft.   | <b>Age:</b>   | 1952 (73 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Triple Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Tree |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Laminate Counters, No Smoking Home, Storage |                   |      |

**Inclusions:** NA

Welcome to this wonderful corner gem backing onto a charming park, situated in the in the coveted community of Richmond/Knob Hill. The list of renovations to this lovely bungalow is significant inside and out. Curb appeal is enhanced with well manicured hedges/lawn, resurfaced stairs and restored railing. Step through your front door and you will notice the expansive living room equipped with plenty of windows allowing natural light to pour through creating a bright airy feel - highlighting the original hardwood floors. The spacious dining area flows into a sleek gala kitchen equipped with stainless steel appliances, gas stove, beautiful wood cabinetry and plenty of storage. Move along to the elegant primary bedroom adorn with massive windows and a spacious closet. Two additional bedrooms, a full updated bathroom and a several storage cubies complete the main floor. The newly renovated basement features a spacious family or gym area finished with LED lighting, vinyl plank flooring, egress windows throughout and rough-in for a future kitchen or wet bar, 2 enormous bedrooms, walk in storage pantry and an exquisite bathroom accented with ceramic tile and custom vanity provide a warm and inviting feel to this space - options are endless for the growing family or can be utilized as a significant mortgage helper. The large private West facing backyard includes a concrete deck, gas outlets, newer fence, raised custom cedar garden beds, and golf green quality grass which makes summer entertaining easy. A heated triple detached garage equipped with 220v, direct drive garage door motors, full insulation and pot lights makes this property absolutely undeniable. Other upgrades include new foam insulation in the attic, exterior stucco, and new front windows including egress in the basement. Richmond Hill is perfectly situated walking distance to the core, Marda Loop, 17th

Avenue, shopping and the top dining hotspots in the city. Walking/cycling paths, dog parks, schools, playgrounds are plentiful. Do not miss this perfect opportune investment to live, rent, develop or hold!