



GRASSROOTS
REALTY GROUP

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**3432 Richmond Road SW
Calgary, Alberta**

MLS # A2295961



\$3,400,000

Division:	Killarney/Glengarry		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey, Attached-Up/Down		
Size:	7,164 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	220 Volt Wiring, Private Electric Vehicle Charging Station(s), Single Garage D		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	High Efficiency, Natural Gas	Bldg Name:	-
Floors:	Carpet, Tile, Vinyl	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, Storage, Walk-In Closet(s)		

Inclusions: NONE

Eightplex with four main dwelling units and four self-contained basement suites • Designed for owner-occupiers and investors with efficient layouts, sound separation, and modern amenities • Contemporary exterior with durable, low-maintenance finishes Building Configuration Main Units (Units 1A–4A) 5 bedrooms •Main floor bedroom f 4 full bathrooms • 2 living rooms • bonus 3rd storey • Three-storey townhome- • Total size: 1,791 sq ft per main unit • Oversized balcony • Third floor includes one bedroom and a separate bonus room Basement Suites (Units 1B–4B) • Unit 1B: ~669.75 sq ft • Unit 2B: ~669.75 sq ft • Unit 3B: ~645.75 sq ft • Unit 4B: ~645.75 sq ft • • ceiling height • 1 bedroom plus office/bedroom • 1 full bathroom • Full kitchen • Living room • In-suite front-load washer & dryer • Separate private entrances • 7mm LVP flooring • Stainless steel appliances and stainless steel sink • Thick modern baseboards • Custom tiled showers • High bathroom vanities • Modern plumbing fixtures • Low-flush toilets • Pot lights in kitchen and living room ? Parking & Storage • Detached rear garages • One garage stall per unit • EV charging ready (240V rough-in provided) • Dedicated bike storage and mobility storage ? Interior Features & Layout • Open-concept kitchens • Stainless steel appliance package • Stainless steel kitchen sinks • 7mm luxury vinyl plank flooring throughout all levels • Thick modern baseboards throughout • Combination matte and gloss interior paint finishes for contrast and durability • Pot lights in kitchens and living rooms • Dedicated dining areas • In-suite front-load washer and dryer on upper floors and basement suites • Multiple full

bathrooms per main unit • Efficient stair layouts maximizing usable living space ? Outdoor Living & Amenity Spaces • Private rooftop patios for each main unit • Rooftop patios accessed from the third floor • Main-level front porches • Landscaped common amenity areas • Privacy walls between rooftop patios Exterior Finishes • Hardie board (Hardy wood) siding with horizontal and vertical patterns • Modern grey, white, and dark accent exterior palette • Metal spandrel panels for architectural contrast • Architectural asphalt roof shingles • Black window frames on front facade • Wood and concrete steps and landings • Aluminum soffits, fascia, eavestroughs, and downspouts ? Landscaping • Fully landscaped front and rear yards • In-ground sprinklers for lawns Landscaping • Fully landscaped front and rear yards • In-ground sprinklers for lawns • Low-water trees and shrubs • Concrete walkways and patios ? What We Are Adding / Enhancing • Stainless steel appliance packages throughout • 7mm LVP flooring on every floor • Thick modern baseboards throughout all units • Custom tiled showers with upgraded tile selections • High vanities in all bathrooms • Modern plumbing fixtures throughout • Low-flush toilets for water efficiency • Front-load washer and dryers in all units • Black window upgrade on front elevation