



**GRASSROOTS**  
REALTY GROUP

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**2316 Richmond Road SW**  
**Calgary, Alberta**

**MLS # A2305588**



**\$989,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Enclosed, Garage Door Opener, Garage Faces Sp		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Private, Street Lighting, Underground Sp		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Granite Counters, Laminate Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

**Inclusions:** All window coverings including blinds, drapes, and rods.

Perched above street level in the prestigious community of Richmond Knob Hill—ideally situated between Marda Loop and the vibrant 17th Avenue corridor—this exceptional 2,400 sq. ft. bungalow offers refined inner-city living with timeless appeal. Impeccably maintained, the home reflects true pride of ownership and an elevated standard of care throughout of this fully developed living space. The main floor is warm and sophisticated, featuring a sunlit family room and breakfast nook that opens to the outdoors, capturing soft morning light. The chef-inspired kitchen showcases maple shaker cabinetry, granite countertops, updated appliances, and bay windows that fill the space with natural light, creating a bright and inviting heart of the home. Two well-proportioned bedrooms offer comfort and flexibility. The primary suite is a private retreat with a generous walk-in closet, natural light, and direct access to the serene east-facing backyard through patio doors. Surrounded by mature landscaping, the outdoor space is private and tranquil—an uncommon inner-city escape, now further enhanced with a fully integrated underground irrigation system and natural gas lines for both the BBQ and firepit. A beautifully finished main bath with a deep soaker tub completes the level. The lower level extends the living space with a media room, two additional bedrooms, a 3-piece bath, a library nook, and ample storage, offering versatility for family or guests. A standout feature of this property is the exceptional parking and garage setup. The oversized heated triple detached garage includes in-floor heating, a dedicated office, hobby/workspace, dual overhead doors, and a lofted storage area with pull-down access. A rear parking pad accommodates additional vehicles or a small RV, complemented by a front driveway for everyday convenience. Outdoors,

enjoy a private, mature backyard retreat, while the elevated front yard offers some of the most beautiful west-facing sunsets in the city.