



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4210 Richmond Road SW
Calgary, Alberta

MLS # A2305928



\$1,249,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,800 sq.ft.	Age:	1968 (58 yrs old)
Beds:	8	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage		
Inclusions:	N/A		

Exceptional opportunity in Glenbrook with this fully developed side-by-side duplex featuring 2 main floor self-contained units and 2 legal basement suites. Situated at 4210/4212 Richmond Road SW, this property offers four self-contained units, each with a private entrance and separate laundry, providing flexibility for a variety of living arrangements. The main floor units feature modern finishes including quartz countertops, stainless steel appliances, and bright living spaces with access to balconies. The legal basement suites are fully equipped with kitchens, spacious bedrooms, and additional den spaces suitable for a home office or added storage. Recent updates include luxury vinyl plank flooring, updated lighting, newer windows, and quartz surfaces throughout. The property also features a fully fenced yard and four paved parking stalls. Conveniently located with easy access to downtown, Mount Royal University, shopping, and major amenities.