



**2316 Richmond Road SW  
Calgary, Alberta**

**MLS # A2316253**



**\$939,900**

<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, Front Drive, Garage Door Opener, G		
<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. Alarm System w/ Doorbell cameras x2 & 1 Panel includes 23 sensors & a flood monitor.

Rare opportunities like this don't come along often. Lovingly maintained by the same owners for 47 years, this exceptionally cared-for bungalow offers the perfect balance of comfortable family living, incredible garage space, and long-term investment potential. Situated on an oversized 50' x 130' R-CG lot in sought-after Richmond, this property is ideal for families seeking a detached inner-city home, tradespeople or hobbyists needing exceptional workspace, or investors looking to secure a premium redevelopment holding property in one of Calgary's most desirable locations. With over 2,400 sq. ft. of developed living space, the home has been thoughtfully updated throughout the years while maintaining the warmth and character that only decades of pride of ownership can provide. The functional layout features four bedrooms, spacious living areas, an updated kitchen with granite countertops and maple cabinetry, and flexible lower-level living space for family, guests, hobbies, or a home office. The true standout is the oversized heated triple detached garage. Complete with in-floor heat, a dedicated office, workshop space, lofted storage, dual overhead doors, and additional rear parking for vehicles, toys, or a small RV, this is a setup rarely found in the inner city. Step outside to enjoy the private east-facing backyard, mature landscaping, underground irrigation, natural gas BBQ and firepit connections, and room for kids, pets, and entertaining. Located minutes from Marda Loop, 17th Avenue, downtown, schools, parks, shopping, and restaurants, this property offers an exceptional opportunity to move in and enjoy today while securing the long-term value of a large R-CG lot in a premier inner-city community. Whether you're looking for a family home, an incredible garage, or future redevelopment potential, this is a property that delivers on all three.