



GRASSROOTS
REALTY GROUP

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2307 Richmond Road SW
Calgary, Alberta

MLS # A2335435



\$920,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached, Stall		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, I		

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	RGO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Wired for Data		
Inclusions:	all wall coverings blinds		

For more information, please click the "More Information" button. Prime inner-city opportunity in Calgary's desirable Richmond neighbourhood. This older bungalow sits on a full-size lot backing onto a rear park/pathway, offering excellent potential for investors, builders, or buyers looking for a revenue property in a sought-after southwest location. The main level features hardwood flooring, a bright living room, dining area, kitchen, two bedrooms, and a full bathroom. The finished basement adds a second kitchen, recreation room, bedroom, bathroom, utility space, and in-suite laundry. The property is in very good shape and offers multiple possibilities. The location, lot size, and park setting make this a standout opportunity in an established inner-city community. Outside, the home includes a fenced and landscaped yard, patio space, stucco exterior, asphalt shingles, and rear parking for up to four vehicles, including a detached garage, parking pad, street parking, and visitor parking options. Located on Richmond Road SW, this property offers convenient access to nearby amenities, parks, pathways, transit, schools, shopping, downtown Calgary, and major routes throughout the city. Whether you are looking for holding income, redevelopment potential, or an inner-city property with flexibility, this Richmond bungalow is a rare opportunity with strong long-term upside.