



**GRASSROOTS**  
REALTY GROUP

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2316 Richmond Road SW  
Calgary, Alberta

MLS # A2346587



**\$900,000**

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

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Other, Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**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 (NO CONTRACT). Fridge & Freezer in Basement

**\*\*OPEN HOUSE SUNDAY, OCTOBER 11 | 12:30&ndash;2:30 PM\*\*** An exceptional inner-city location, pride of ownership, and an oversized heated triple garage&mdash;this Richmond bungalow offers a rare combination of features that are increasingly difficult to find. Lovingly maintained by the same owners for nearly 50 years, this beautifully cared-for home reflects decades of thoughtful updates, quality craftsmanship, and genuine pride of ownership. Situated on an oversized **\*\*50' x 130' R-CG lot\*\*** in sought-after Richmond, this property offers the perfect opportunity for families looking to establish roots in a desirable inner-city community, while also providing excellent long-term investment potential. Offering over 2,400 sq. ft. of developed living space, the home features four bedrooms, generous living areas, and a functional layout designed for comfortable everyday living. The updated kitchen showcases granite countertops and maple cabinetry, while the versatile lower level provides additional space for family, guests, a home office, or hobbies. **\*\*Storage is abundant throughout\*\***, with numerous closets, clever storage nooks, and thoughtfully utilized spaces that make everyday organization effortless. One of the property's most impressive features is the **\*\*oversized heated triple detached garage\*\***, complete with in-floor heating, a dedicated office, workshop space, dual overhead doors, and a spacious storage loft. Whether you're a tradesperson, hobbyist, car enthusiast, or simply appreciate having room for everything, this exceptional garage is a standout. An additional rear parking pad, along with the front driveway, provides even more flexibility for vehicles, recreational equipment, or a small RV. The private east-facing backyard offers mature landscaping, underground irrigation, natural gas connections for a BBQ and firepit, and plenty of

space for children, pets, and outdoor entertaining. Just minutes from Marda Loop, 17th Avenue, downtown Calgary, excellent schools, parks, shopping, and restaurants, this location delivers the convenience of inner-city living with the space and comfort of an established residential neighbourhood. Well-built, meticulously cared for, and ready for its next chapter, this is a home where a new family can settle in, make lasting memories, and enjoy for years to come. With its generous lot, exceptional garage and parking, abundant storage, and desirable Richmond address, this property offers something truly special—both today and for the future.