

# \$740,000 - 2313 Richmond Road Sw, Calgary

MLS® #A2204360

**\$740,000**

6 Bedroom, 2.00 Bathroom, 961 sqft

Single Family on 0.14 Acres

Richmond, Calgary, Alberta

An exceptional opportunity located in the heart of Richmond – a community that artfully combines urban vibrancy with family living. This expansive 52 x 125-foot lot, backing directly onto a picturesque park and playground, offers an ideal foundation to construct your dream home. Imagine waking up to tranquil park views and enjoying direct access to green spaces right from your backyard.. Currently, the property features a cozy six-bedroom bungalow complemented by a triple detached garage, providing ample space for family living or future development. The backyard's tiered deck, storage shed, and mature fruit trees add to the property's charm. Richmond is renowned for its rich array of amenities. Just minutes away lies the vibrant Marda Loop district, a bustling hub featuring boutique shops, diverse restaurants, and essential services, ensuring daily conveniences are always within reach. The area is also surrounded by an abundance of unique shopping options, from Blush Lane to the Little French Market in the Casel building, as well as boutique cheese shops, cafés, pubs, and award-winning restaurants. For outdoor enthusiasts, the nearby Richmond Green Park provides expansive green spaces, pathways, and recreational facilities, making it an ideal spot for leisure and community gatherings. Residents also have easy access to Calgary's pathway system and are located near the Southwest Regional Park and Richmond Green Golf Course. This location



boasts excellent access to reputable schools, including both Mount Royal University and University of Calgary, public transit and major roadways like Crowchild Trail, facilitating effortless commutes to downtown Calgary and beyond. Whether you’re envisioning a modern architectural masterpiece or a cozy family haven, this lot’s prime location and generous size provide endless possibilities for customization. Embrace the chance to create a residence that reflects your lifestyle while enjoying all that Richmond has to offer.

(id:6289)

Built in 1951

**Essential Information**

Listing #	A2204360
Price	\$740,000
Bedrooms	6
Bathrooms	2.00
Square Footage	961
Acres	0.14
Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	2313 Richmond Road Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T2T5E3

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No neighbours behind
Parking Spaces	3
Parking	Detached Garage

# of Garages 3

### Interior

Appliances None, See remarks

Heating Forced air

Cooling None

# of Stories 1

Has Basement Yes

Basement Separate entrance

### Exterior

Exterior Stucco

Exterior Features Fruit trees

Construction Wood frame

Foundation Poured Concrete

### Listing Details

Listing Office CIR Realty



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