

\$699,900 - 3119 Richmond Road Sw, Calgary

MLS® #A2248577

\$699,900

3 Bedroom, 2.00 Bathroom, 1,029 sqft
Single Family on 0.19 Acres

Rutland Park, Calgary, Alberta

Own a piece of Calgary's vibrant inner city with this well-maintained detached bungalow in the sought-after community of Rutland Park. Perfect for downsizers, young professionals, or first-time buyers, this home offers comfort, convenience, and exceptional location. Sitting proudly on an extra-large corner lot, the property welcomes you with a bright and comfortable main floor layout. The spacious living room and dining area are perfect for everyday living or entertaining, while the functional kitchen—featuring abundant cabinetry—overlooks the backyard for a warm, connected feel. Three well-sized bedrooms and a full bathroom complete the main level. Recent updates include triple-pane windows on all north- and west-facing sides for improved insulation and noise reduction, as well as central A/C for year-round comfort. Step outside to enjoy the sun-soaked, south-facing backyard, an ideal space for gardening, play, or summer barbecues. The double detached garage, only a few years old, adds great storage and parking flexibility. Located just minutes from Mount Royal University, Marda Loop, the Calgary Farmers' Market, and a short commute to downtown, this home is close to countless amenities, parks, and schools. Key Features: Extra-large corner lot in a prime inner-city location; 3 bedrooms + 1 full bath; Triple-pane windows (north & west) for insulation & soundproofing; Central A/C; South-facing backyard with newer double detached garage



that comes with 220V electric outlet; Close to transit, shopping, dining, and schools. Don't miss your chance to own in this desirable neighbourhood"book your showing today! (id:6289)

Built in 1955

Essential Information

Listing #	A2248577
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,029
Acres	0.19
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3119 Richmond Road Sw
Subdivision	Rutland Park
City	Calgary
Province	Alberta
Postal Code	T3E4N5

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Other, Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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Listing information last updated on October 17th, 2025 at 6:16pm CDT