



3119 Richmond Road Calgary Alberta

\$719,800

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; Close to transit, shopping, dining, and schools. Don't miss your chance to own in this desirable neighbourhood--book your showing today! (id:6769)

3pc Bathroom 8.00 Ft x 5.17 Ft
Kitchen 11.33 Ft x 13.75 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
Living room 15.25 Ft x 22.58 Ft

Dining room 7.92 Ft x 10.17 Ft
Primary Bedroom 11.50 Ft x 9.92 Ft
Bedroom 8.00 Ft x 11.25 Ft
Bedroom 11.50 Ft x 8.00 Ft

Listing Presented By:



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