



3111 Richmond Road Calgary Alberta

\$590,000

Nearly original 1955 mid-century bungalow on a 50x110 ft R-CG lot with restrictive covenant on title (see supplements). Hardwood floors throughout main level except kitchen and bathroom. Vintage mid-century metal cabinets are still in the kitchen! Spacious living room and dining room, a sunny kitchen overlooking the SE backyard, and two bedrooms and a 3 piece bath on the main floor. Basement is developed with a large recreation room and a bedroom (window is less than legal egress). Upgraded shingles in the past 5-6 years, a Lennox stage 2 mid-efficient furnace, and new hot water tank in 2023. Reverse Osmosis filtration system. Culligan Water softener is "as-is" and not hooked up. Modern appliances included. Sunny patio off the back door with access to main level or basement. Single detached garage has an upgraded overhead door, and there is plenty of room for 3 more vehicles/RV parking. Located in desirable Rutland Park close to schools, churches, shops, Mount Royal University, bus, parks, and more. Close to downtown or trips west to the mountains. (id:6769)

Recreational, Games room 28.50 Ft x 10.83 Ft

Bedroom 10.83 Ft x 9.33 Ft

Living room 17.44 Ft x 11.40 Ft

Dining room 9.42 Ft x 8.00 Ft

Kitchen 7.92 Ft x 9.83 Ft

Primary Bedroom 115.50 Ft x 14.17 Ft

Bedroom 14.17 Ft x 9.83 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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