

2314 Richmond Road SW  
Calgary, Alberta

MLS # A2276928



## \$899,000

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Exceptional opportunity! 50x131 FT RC-G Lot Bungalow with a rear width of 58 FT, offering outstanding potential for living, renting, or future redevelopment. The property includes a front attached garage and an illegal basement suite, all situated on a large 7,000+ sq ft west-facing lot in the desirable inner-city community of Richmond. This well-kept bungalow features a bright and functional main floor with a comfortable living room and a formal dining area ideal for entertaining. A spacious family room and a beautiful kitchen with ample cabinetry and workspace create an inviting layout for daily living and cooking. French doors open onto an immense private rear garden with raised garden beds, mature landscaping, and shaded patio space perfect for outdoor enjoyment. The main level includes three well-sized bedrooms with good closet space along with a full bathroom. The illegal basement suite offers a private separate entry, a kitchen, full bathroom, sitting area, and a laundry room. A front attached garage provides year-round convenience. Located close to schools, parks, shopping, and amenities with quick access to Crowchild Trail, this home offers excellent inner-city accessibility. Whether you plan to live, rent, or redevelop (subject to City approval), this property offers strong long-term potential. Don't miss out on this exceptional opportunity!