$830,000 - 2313 Richmond Road Sw, Calgary

MLS® #A2204360

$830,000

6 Bedroom, 2.00 Bathroom, 961 sqft
Residential on 0.14 Acres

Richmond, Calgary, Alberta

An exceptional opportunity located in the heart of Richmond â€” 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 backyardâ€™s tiered deck, storage shed, and mature fruit trees add to the propertyâ€™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, cafÃ©s, 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 Calgaryâ€™s pathway system and are located near the Southwest Regional Park and Richmond Green Golf Course. The area

boasts excellent access to reputable schools, public transit and major roadways like Crowchild Trail, facilitating effortless commutes to downtown Calgary and beyondWhether youâ€™re envisioning a modern architectural masterpiece or a cozy family haven, this lotâ€™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.

Built in 1951

Essential Information

MLS® #	A2204360
Price	$830,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2313 Richmond Road Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5E3

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Storage, Walk-In Closet(s)
Appliances	None, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space, Irregular Lot, No Neighbours Behind, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	41
Zoning	R-C2

Listing Details

Listing Office	CIR Realty

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