

# \$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 — 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 backyard's tiered deck, storage shed, and mature fruit trees add to the property'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, caf 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 Calgary'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 you’re envisioning a modern architectural masterpiece or a cozy family haven, this lot’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        | See Remarks, None                         |
| Heating           | Forced Air                                |
| Cooling           | None                                      |
| Has Basement      | Yes                                       |
| Basement          | Exterior Entry, Full, Partially Finished  |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 45               |
| Zoning         | R-C2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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