# \$699,900 - 3119 Richmond Road Sw, Calgary

MLS® #A2248577

## \$699,900

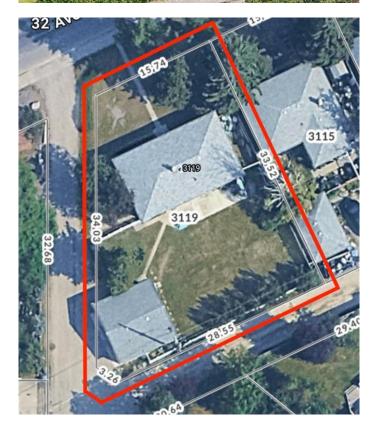
3 Bedroom, 2.00 Bathroom, 1,029 sqft Residential on 0.19 Acres

Rutland Park, Calgary, Alberta

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 kitchenâ€"featuring abundant cabinetryâ€"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







that comes with 220V electric outlet; Close to transit, shopping, dining, and schools.

Don't miss your chance to own in this desirable neighbourhoodâ€"book your showing today!

Built in 1955

## **Essential Information**

MLS® # A2248577
Price \$699,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,029 Acres 0.19 Year Built 1955

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 3119 Richmond Road Sw

Subdivision Rutland Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 4N5

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, Chandelier, Laminate Counters, No Animal Home, No

Smoking Home, Separate Entrance, Storage, Track Lighting, Vinyl

Windows

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Exterior Entry

### **Exterior**

Exterior Features Garden, Lighting, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard,

Garden, Irregular Lot, Paved, Pie Shaped Lot, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 13th, 2025

Days on Market 76

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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