

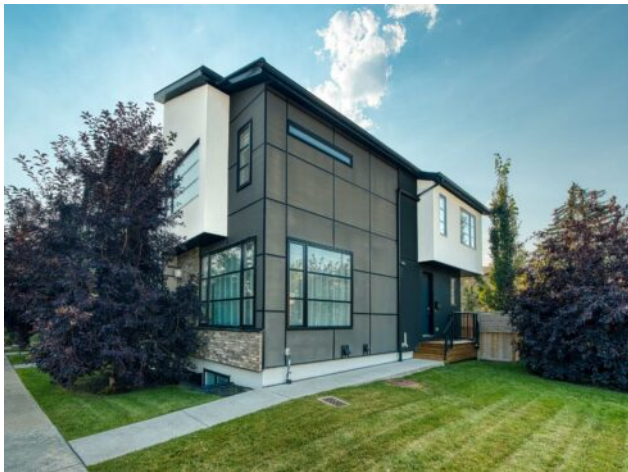


GRASSROOTS
REALTY GROUP

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2104 Richmond Road SW
Calgary, Alberta

MLS # A2254417



\$659,900

Division:	Richmond		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,187 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 329
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Skylight(s), Walk-In Closet(s)		

Inclusions: n/a

Location, location, location! Ideally situated with quick access to Crowchild Trail and just minutes to Glenmore, plus walking distance to the vibrant restaurants, shops, and amenities of 17th Avenue. This amazing end unit former show home is bright and open, filled with natural light from its west, south, and north facing windows. Thoughtful upgrades include Schlage keyless entry, Lutron wireless controlled lighting, and a built in sound system with 4 JBL speakers paired with Sonos. At the heart of the main floor is a central kitchen, designed for both daily living and entertaining. It boasts a gas stove, chimney hood fan, quartz countertops, and a breakfast island. The open concept design flows into a bright living area with an abundance of natural light, a gas fireplace, and a dining space with swing doors leading to a private, freshly redone south facing deck. Upstairs, you'll find two generously sized bedrooms: the primary bedroom features custom built ins in the walk in closet, while the second bedroom is equipped with an IKEA PAX wardrobe system, and both include private ensuites for comfort and privacy. The fully developed basement adds even more living space with a third bedroom, a 4 piece bathroom, and a spacious recreation/media room. This self managed 5 unit complex has no rental units, all homes are owner occupied, offering a private, community focused living environment. This is the perfect combination of modern convenience, stylish upgrades, and an unbeatable location.