



GRASSROOTS
REALTY GROUP

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2409B Richmond Road SW
Calgary, Alberta

MLS # A2266633



\$849,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,674 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: none

****OPEN HOUSE: 1-3 PM SAT&SUN OCT 25,26,2025 ****Beautifully maintained 4-bedroom semi-detached infill in the heart of Richmond! This modern home offers nearly 1,700 sq.ft. of elegant living space with 10-ft ceilings on the main and 9-ft ceilings in the fully finished basement. The open-concept main floor features a bright living area with a gas fireplace and a designer kitchen with quartz countertops, full-height cabinetry, gas range, and stainless steel appliances. Upstairs showcases three bedrooms, including a spacious primary suite with a spa-inspired ensuite and dual sinks. The lower level includes a large recreation room, custom wet bar, guest bedroom, and full bath. Additional highlights include central A/C, custom closets, a Murphy bed, and a double detached garage. Situated on a quiet street close to Marda Loop, schools, parks, and downtown—this move-in-ready home perfectly combines comfort, style, and location. Call your Realtor today to book a private showing!