



**3111 Richmond Road SW
Calgary, Alberta**

MLS # A2291329



\$590,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Wood Windows		

Inclusions: Shed

Nearly original 1955 mid-century bungalow on a 50x110 ft R-CG lot with restrictive covenant on title (see supplements). Hardwood floors throughout main level except kitchen and bathroom. Vintage mid-century metal cabinets are still in the kitchen! Spacious living room and dining room, a sunny kitchen overlooking the SE backyard, and two bedrooms and a 3 piece bath on the main floor. Basement is developed with a large recreation room and a bedroom (window is less than legal egress). Upgraded shingles in the past 5-6 years, a Lennox stage 2 mid-efficient furnace, and new hot water tank in 2023. Reverse Osmosis filtration system. Culligan Water softener is "as-is" and not hooked up. Modern appliances included. Sunny patio off the back door with access to main level or basement. Single detached garage has an upgraded overhead door, and there is plenty of room for 3 more vehicles/RV parking. Located in desirable Rutland Park close to schools, churches, shops, Mount Royal University, bus, parks, and more. Close to downtown or trips west to the mountains.