GRASSROOTS REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2305 Richmond Road SW
Calgary, Alberta

MLS # A2293408

$1,295,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,349 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Concrete, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub		

Inclusions: N/A

This UNDER CONSTRUCTION 3 STOREY home will be ready in August and offers refined design, elevated living & a location that blends luxury with city convenience. This exceptional semi-detached residence offers over four thoughtfully developed levels, including a fully finished legal suite, and is perfectly positioned BAKING ONTO A PARK with a sun-filled WEST-facing backyard—delivering both tranquility and rare inner-city views. Situated in the highly sought-after community of RICHMOND, this home places you moments from Calgary’s most desirable amenities while offering the serenity of park-side living. Enjoy direct access to green space, walking paths, and playgrounds just beyond your backyard, with effortless connectivity to downtown, top-rated schools, boutique shopping, and vibrant dining along 17TH AVE SW and MARDA LOOP. Step inside and experience a refined, modern interior where clean lines and intentional design create a sense of understated luxury. The welcoming FOYER opens to a bright dining room perfect for family gatherings or entertaining. A discreetly tucked away POWDER ROOM adds convenience without compromising flow. At the heart of the home, the main living area unfolds with seamless elegance. The kitchen is both functional and striking, anchored by an oversized island and complemented by a generous pantry—perfect for everyday living or elevated entertaining. The adjoining family room is warm and inviting, centred around a fireplace with custom built-in cabinetry, while expansive rear windows frame picturesque park views and fill the space with natural light. Step outside to the WEST-FACING BACKYARD, where a private patio is an ideal setting for sunset evenings, summer gatherings, or quiet morning coffee surrounded by greenery. A thoughtfully designed mud room with built-in storage

ensures effortless organization. The second level is designed for comfort and retreat. The PRIMARY SUITE offers a serene escape with vaulted ceilings, a spacious walk-in closet, and a spa-inspired ensuite featuring a freestanding tub and separate shower. Two additional bedrooms, each with walk-in closets, a full bathroom, and convenient upper laundry complete this level. Elevating the home even further, the THIRD LEVEL LOFT provides a truly standout space. This open-concept retreat features a built-in bar, a stylish 3-piece bathroom, and access to a large, sunny west-facing balcony overlooking the park. Whether used as an entertainment lounge, executive workspace, or private getaway, this level captures stunning elevated park views and unforgettable sunsets. Downstairs, the fully developed LEGAL BASEMENT SUITE offers exceptional flexibility and income potential. Complete with its own kitchen, spacious rec room, two bedrooms, bathroom & laundry, it’s perfectly suited for extended family, guests, or rental opportunities. Living in Richmond means enjoying a quiet, established inner-city neighbourhood with unparalleled access to Calgary’s best outdoor and urban amenities.

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