



GRASSROOTS
REALTY GROUP

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

1920 Tecumseh Road SW
Calgary, Alberta

MLS # A2207585



\$899,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,478 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: N/A

Welcome to this immaculate bungalow nestled on a tranquil, no-through street in the heart of Richmond. Situated on a generous 60 x 120 ft lot, this beautifully maintained and thoughtfully updated home offers both comfort and convenience. Upon entry, you're welcomed by a bright, updated kitchen featuring ceiling-height maple shaker-style cabinetry, granite countertops, and cork flooring. The kitchen seamlessly flows into a charming dining area—perfect for everyday meals or entertaining guests. Just off the kitchen, a versatile home office with separate exterior access offers the ideal work-from-home setup. The spacious living room is bathed in natural light from a large picture window that frames serene views of the expansive backyard. The main floor also includes a peaceful primary bedroom complete with a private ensuite and built-in shelving in the closet, a generously sized second bedroom, a four-piece bathroom, and a conveniently located laundry room just off the den. Gleaming hardwood floors and ample natural light enhance the bright, open layout of the main level. Downstairs, the fully finished basement features a large recreation room with laminate flooring and a cozy gas fireplace—perfect for movie nights or relaxing evenings. An additional flex room offers space for a home gym, games room, or potential third bedroom, along with a two-piece bathroom. Step outside to your private backyard oasis, complete with a deck, fire pit, oversized double garage, large workshop shed with built-in cabinets and workbench, and a second garden shed. The front yard is beautifully landscaped with easy-care perennials and shrubs, adding to the home's welcoming curb appeal. Don't miss this opportunity to own a truly special home in the vibrant community of Richmond—just steps from 17th Avenue, with quick access to

Crowchild Trail and Marda Loop. All you need is the key!