

\$769,900 - 3702 Richmond Road Sw, Calgary

MLS® #A2099428

\$769,900

4 Bedroom, 4.00 Bathroom, 1,856 sqft

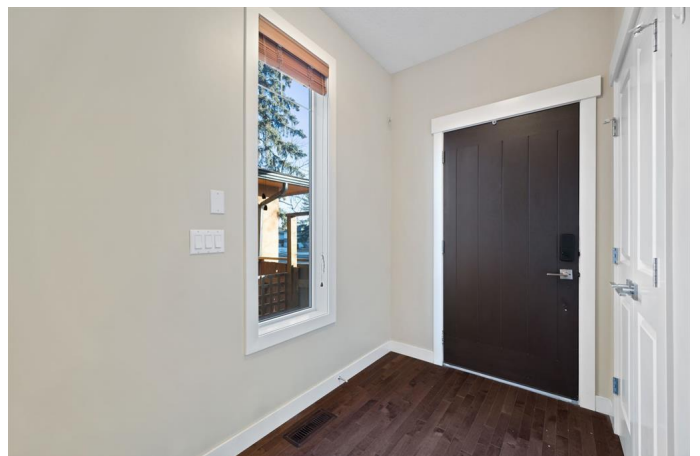
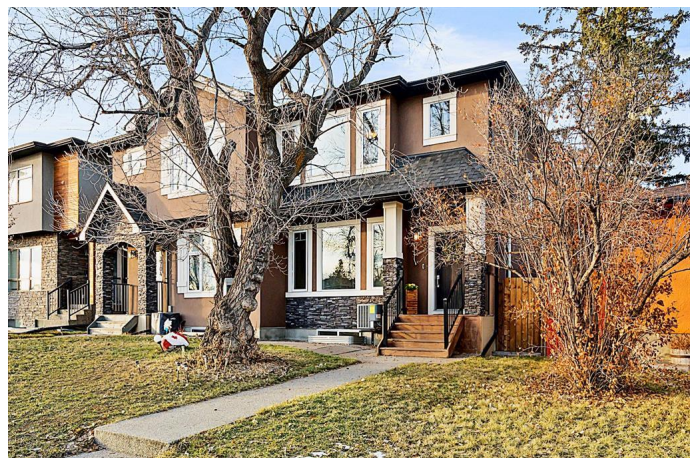
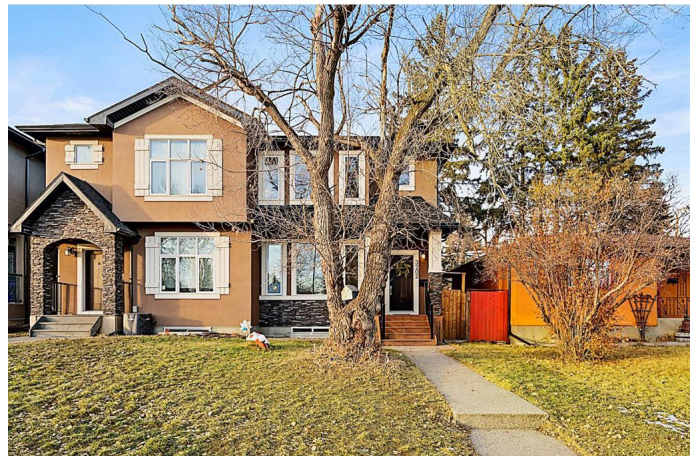
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your dream home in the inner-city community of Killarney, where modern design meets functionality in a highly desirable location! As you step inside, you'll be greeted by the grandeur of 9-foot ceilings on both the main floor and basement, creating an open and airy atmosphere that sets the tone for the entire home. The open concept living area seamlessly connects the living room, dining area, and kitchen, providing the perfect backdrop for entertaining guests or enjoying quality time with your loved ones.

The heart of this home is the spacious kitchen, a haven for culinary enthusiasts with its abundant cabinets ensuring ample storage space for all your kitchen essentials. Whether you're preparing a casual family meal or hosting a dinner party, this kitchen is equipped to meet all your culinary needs. A dedicated office space adds a valuable touch to this home, offering versatility for remote work, study, or creative pursuits. With a total of 4 bedrooms and 3 and a half baths, this home effortlessly accommodates the needs of a growing family, providing individual retreats within the shared warmth of the home. The well-designed layout ensures privacy and comfort for everyone.

Situated in the highly desirable Killarney neighborhood, this home offers unparalleled convenience. Multiple schools, including elementary, junior high, and senior high schools, are within close proximity, making the daily routine of parents and students



stress-free. For outdoor enthusiasts, the neighborhood boasts parks, playgrounds, and tennis courts, providing the perfect setting for recreational activities and leisurely strolls. A short 5-minute drive will take you to the picturesque North Glenmore Park, offering a serene retreat with its expansive green spaces and scenic views. In addition to its exceptional walkability and recreational offerings, this home is strategically located for quick access to amenities and services, ensuring that daily errands are a breeze. Enjoy the convenience of nearby shopping centers, dining options, and entertainment venues, all within easy reach.

Don't miss the chance to call this superbly located half duplex your home. Experience the perfect blend of luxury, convenience, and community in a property that caters to your family's every need. Schedule your viewing now and discover the unparalleled lifestyle that awaits you in this Calgary gem!

Built in 2013

Essential Information

MLS® #	A2099428
Price	\$769,900
Sold Price	\$758,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,856
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3702 Richmond Road Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E4N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2024
Date Sold	March 15th, 2024
Days on Market	59
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office GRASSROOTS REALTY GROUP

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