



THE
A-TEAM

**RE/MAX
FIRST**

2720 RICHMOND Road, Calgary T3E4M8

MLS®#: **A2165077** Area: **Killarney/Glengarry** Listing Date: **09/12/24** List Price: **\$1,259,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1952**
Lot Information
 Lot Sz Ar: **7,648 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Triangular Lot, Corner Lot, Garden, Landscaped, Treed**
 Park Feat: **Double Garage Detached, Driveway, Oversized**

DOM

7
Layout
 Beds: **7 (5 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**
 Sewer: **BBQ gas line, Garden, Private Entrance, Private Yard, Storage, Uncovered Courtyard** Water Source:
 Ext Feat: **BBQ gas line, Garden, Private Entrance, Private Yard, Storage, Uncovered Courtyard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings**
 Int Feat: **Bar, Bookcases, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`4" x 10`6"	Dining Room	Main	15`4" x 10`10"
Living Room	Main	17`6" x 13`11"	Den	Main	13`7" x 8`8"
Laundry	Basement	11`2" x 7`11"	Game Room	Basement	19`6" x 11`6"
Family Room	Basement	16`7" x 12`10"	Bedroom - Primary	Second	13`0" x 10`11"
Bedroom	Second	9`1" x 8`1"	Bedroom	Second	11`6" x 11`3"
Bedroom	Second	12`11" x 11`3"	Bedroom	Second	11`6" x 9`4"
Bedroom	Basement	14`6" x 11`7"	Bedroom	Basement	13`7" x 8`9"

2pc Bathroom
5pc Ensuite bath
4pc Bathroom

Main
Second
Basement

5`1" x 4`7"
13`1" x 8`3"
11`1" x 4`11"

4pc Ensuite bath
4pc Bathroom

Main
Second

9`4" x 7`6"
9`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

56610

Zoning:
DC

Remarks

Pub Rmks:

This stunning family home was rebuilt from the foundation up in 2012. Boasting over 3800 sqft of developed area and nestled in the heart of Calgary's inner city, truly a rare find. Offering a very large private lot surrounded by trees, the front of the house features a charming porch and a spacious front yard. Upon entering the vaulted foyer, you are greeted by a library on one side and a bright living room on the other. The spectacular kitchen completed less than two years ago, includes top-of-the-line Miele and Bosch appliances. From the 42" gas cooktop, wall oven, speed oven/MW combo, water and ice fridge, custom hood fan, appliance garage, to the storage behind the island—no detail was overlooked! One major advantage of this home is the main floor bedroom, complete with an ensuite and a Murphy bed. This space is perfect for in-laws, guests, or as a future aging-in-place option. The upstairs offers no shortage of natural light either, with large bedrooms and an incredible primary ensuite. The primary ensuite features a standalone tub, double sink vanity, and a steam shower. One of the upstairs bedrooms is also primed to become a full laundry room should you choose to suite the basement. Moving down, the full developed basement offers a separate entrances such that the basement could easily be transformed into an amazing rental unit, complete with two bedrooms, a recreation area, wet bar, bathroom, and laundry. The challenging work of suiting has already been completed, making this home an incredible investment opportunity. The outdoor space is equally impressive, with numerous areas to entertain and relax, including a lovely greenhouse and a sport court. Don't miss your chance to check out this one-of-a-kind family home.

Inclusions:
Property Listed By: **greenhouse, sheds
First Place Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









