

# \$674,900 - 3119 Richmond Road Sw, Calgary

MLS® #A2248577

**\$674,900**

3 Bedroom, 2.00 Bathroom, 1,029 sqft  
Residential on 0.19 Acres

Rutland Park, Calgary, Alberta

Own a piece of Calgary's vibrant inner city with this well-maintained detached bungalow in the sought-after community of Rutland Park. Perfect for downsizers, young professionals, or first-time buyers, this home offers comfort, convenience, and exceptional location. Sitting proudly on an extra-large corner lot, the property welcomes you with a bright and comfortable main floor layout. The spacious living room and dining area are perfect for everyday living or entertaining, while the functional kitchen—featuring abundant cabinetry—overlooks the backyard for a warm, connected feel. Three well-sized bedrooms and a full bathroom complete the main level. Recent updates include triple-pane windows on all north- and west-facing sides for improved insulation and noise reduction, as well as central A/C for year-round comfort. Step outside to enjoy the sun-soaked, south-facing backyard, an ideal space for gardening, play, or summer barbecues. The double detached garage, only a few years old, adds great storage and parking flexibility. Located just minutes from Mount Royal University, Marda Loop, the Calgary Farmers' Market, and a short commute to downtown, this home is close to countless amenities, parks, and schools. Key Features: Extra-large corner lot in a prime inner-city location; 3 bedrooms + 1 full bath; Triple-pane windows (north & west) for insulation & soundproofing; Central A/C; South-facing backyard with newer double detached garage



that comes with 220V electric outlet; Close to transit, shopping, dining, and schools. Don't miss your chance to own in this desirable neighbourhood"book your showing today!

Built in 1955

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248577    |
| Price          | \$674,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,029       |
| Acres          | 0.19        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3119 Richmond Road Sw |
| Subdivision | Rutland Park          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E 4N5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Laminate Counters, Track Lighting |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air                                                                                                            |
| Cooling         | Central Air                                                                                                           |
| Fireplace       | Yes                                                                                                                   |
| # of Fireplaces | 1                                                                                                                     |
| Fireplaces      | Electric                                                                                                              |
| Has Basement    | Yes                                                                                                                   |
| Basement        | Full                                                                                                                  |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Lighting                                                                                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Pie Shaped Lot, Private, Cleared, Irregular Lot, Paved |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 91                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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