

3727 Richmond Road SW
Calgary, Alberta

MLS # A2239584



\$899,650

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| Division: | Killarney/Glengarry | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,896 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|-------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Watch the Full Video Tour — Fall in Love with This Stunning Rutland Park Home! | BRAND NEW | SOUTH-FACING BACKYARD | DESIGNER FINISHES | INCREDIBLE VALUE | INNER-CITY CALGARY LIVING Welcome to your dream home in the heart of Rutland Park, Calgary — a brand-new, luxury semi-detached home offering 1,895 sq ft of thoughtfully designed living space. This stunning 4-bedroom, 3.5-bathroom home is where contemporary elegance meets modern comfort, delivering an exceptional living experience for families, professionals, and discerning buyers alike. As you step inside, you're welcomed by a bright, open-concept main floor with soaring 9-foot ceilings, wide-plank engineered hardwood floors, and oversized windows that flood the home with natural light. The designer kitchen is a true showstopper, featuring custom cabinetry, premium stainless steel appliances, a large quartz waterfall island, and sleek pendant lighting — perfect for family meals and effortless entertaining. The adjacent living and dining areas impress with a statement gas fireplace, full-height designer tile, custom built-ins, and seamless access to your private south-facing backyard — an ideal outdoor retreat for BBQs, gardening, or soaking up the sun. Upstairs, discover the primary bedroom suite, your personal oasis complete with a custom walk-in closet and a spa-inspired ensuite featuring dual vanities, a luxurious soaker tub, and a frameless glass shower. Two spacious additional bedrooms, a beautifully designed full bathroom, and a convenient upper-level laundry room complete this floor. The fully developed basement offers a versatile family room with wet bar, a fourth bedroom, and another full bathroom — perfect for guests, a home office, gym, or cozy media room. Every detail has been meticulously curated, blending luxury finishes with

superior functionality and style, all on a desirable south-facing lot in one of Calgary’s most sought-after inner-city communities.