

**3727 Richmond Road SW  
Calgary, Alberta**

**MLS # A2239584**



**\$899,650**

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

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

**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 &mdash; 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 &mdash; 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 &mdash; 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 &mdash; 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 &mdash; 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.