

# \$899,650 - 3723 Richmond Road Sw, Calgary

MLS® #A2239607

**\$899,650**

4 Bedroom, 4.00 Bathroom, 1,896 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Get the full experience – watch the video tour and fall in love! | BRAND NEW | SOUTH BACKYARD | DESIGNER FINISHES | AMAZING VALUE! Welcome to this stunning newly built semi-detached home offering 1,895 sqft of exquisitely designed living space that masterfully blends contemporary elegance with everyday comfort. Thoughtfully curated with designer finishes throughout, this 4-bedroom, 3.5-bathroom residence sets a new standard for modern inner-city living. As you step inside, you are greeted by a sunlit open-concept main floor with soaring 9-foot ceilings, wide-plank engineered hardwood flooring, and oversized windows that bathe the interiors in natural light. The heart of the home is a showpiece kitchen featuring sleek custom cabinetry, premium stainless-steel appliances, an expansive island, and sophisticated pendant lighting ideal for both daily living and stylish entertaining. The adjacent living and dining areas are equally impressive, anchored by a statement gas fireplace with full-height designer tile surround and bespoke built-ins, all opening onto the south-facing backyard, a private sun-soaked retreat perfect for summer gatherings, gardening, or quiet relaxation. Upstairs, the serene primary suite is a true sanctuary, complete with a walk-in closet outfitted with custom millwork and a spa-inspired ensuite boasting dual vanities, a soaker tub, and a frameless glass shower. Two additional generously sized bedrooms, a beautifully appointed full bathroom, and a



convenient laundry room complete the upper level.

The fully developed lower level offers a spacious family room with a wet bar, a fourth bedroom, and another full bathroom, the ideal space for guests, a home gym, or a cozy media lounge. Every detail of this home has been meticulously crafted, delivering a perfect balance of luxury, functionality, and style, all nestled on a desirable south-facing lot in a vibrant, sought-after community. This is a rare opportunity to own a truly exceptional property designed for the discerning buyer. Situated in the heart of Rutland Park, this home enjoys an unbeatable location just minutes from Mount Royal University, top-rated schools, and beautiful green spaces like Richmond Green Park and Currie Barracks, offering abundant opportunities for outdoor recreation. Residents will appreciate the proximity to vibrant amenities, including the shops and restaurants of Marda Loop, Westhills Shopping Centre, and the extensive facilities at Glenmore Athletic Park. With seamless access to downtown Calgary, major routes such as Crowchild Trail and Glenmore Trail, and a short commute to the University of Calgary and Foothills Medical Centre, this location perfectly balances everyday convenience with the welcoming charm of a well-established community.

Built in 2022

**Essential Information**

MLS® #	A2239607
Price	\$899,650
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,896

Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3723 Richmond Road Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4P1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Washer, Built-In Range
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame

Foundation Pillar/Post/Pier, Poured Concrete

**Additional Information**

Date Listed July 18th, 2025  
Days on Market 56  
Zoning R-CG

**Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.