

# \$775,000 - 2315 Osborne Crescent Sw, Calgary

MLS® #A2227438

**\$775,000**

4 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.13 Acres

Richmond, Calgary, Alberta

Welcome to this beautifully updated bungalow in the desirable community of Richmond ! This stunning home blends modern upgrades with timeless charm, offering the perfect balance of comfort and style on a quiet street in the heart of the inner city. Step inside to find gorgeous site finished hardwood floors throughout the main level, adding warmth and elegance to the space. The inviting living room features a large window that floods the space with natural light. The heart of the home is the spacious, open-concept kitchen, featuring ample cabinetry for storage & loads of countertop space. The kitchen flows seamlessly into the dining area, with easy access to the sun-drenched south-facing backyard, creating an effortless indoor-outdoor lifestyle. The main floor boasts three bedrooms + a 4pc bathroom. The fully finished basement offers incredible versatility, featuring a large bedroom and an updated 4-piece bathroom, huge family room & a spacious laundry room offering loads of storage. Enjoy the convenience of a detached single garage with a front paved driveway. South-facing backyard offers plenty of space for relaxation, gardening, or summer barbecues. This home comes with A/C ideal for those hot summer days. Richmond is a fantastic neighbourhood equipped with playgrounds, parks, pathways, public transit, steps away from the trendy 17th Ave and within 10 minute drive to the downtown core.

\*\*\* This home sits on a 50'x110' R-C2 flat Lot \*\*\* Don't miss out on this exceptional



Buy !

Built in 1951

### Essential Information

MLS® #	A2227438
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.13
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2315 Osborne Crescent Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0Y7

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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