

**1920 Tecumseh Road SW**  
**Calgary, Alberta**

**MLS # A2207585**



**\$899,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,478 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Storage		

**Inclusions:** N/A

Welcome to this immaculate bungalow nestled on a tranquil, no-through street in the heart of Richmond. Situated on a generous 60 x 120 ft lot, this beautifully maintained and thoughtfully updated home offers both comfort and convenience. Upon entry, you're welcomed by a bright, updated kitchen featuring ceiling-height maple shaker-style cabinetry, granite countertops, and cork flooring. The kitchen seamlessly flows into a charming dining area—perfect for everyday meals or entertaining guests. Just off the kitchen, a versatile home office with separate exterior access offers the ideal work-from-home setup. The spacious living room is bathed in natural light from a large picture window that frames serene views of the expansive backyard. The main floor also includes a peaceful primary bedroom complete with a private ensuite and built-in shelving in the closet, a generously sized second bedroom, a four-piece bathroom, and a conveniently located laundry room just off the den. Gleaming hardwood floors and ample natural light enhance the bright, open layout of the main level. Downstairs, the fully finished basement features a large recreation room with laminate flooring and a cozy gas fireplace—perfect for movie nights or relaxing evenings. An additional flex room offers space for a home gym, games room, or potential third bedroom, along with a two-piece bathroom. Step outside to your private backyard oasis, complete with a deck, fire pit, oversized double garage, large workshop shed with built-in cabinets and workbench, and a second garden shed. The front yard is beautifully landscaped with easy-care perennials and shrubs, adding to the home's welcoming curb appeal. Don't miss this opportunity to own a truly special home in the vibrant community of Richmond—just steps from 17th Avenue, with quick access to

Crowchild Trail and Marda Loop. All you need is the key!