



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2305 RICHMOND Road, Calgary T2T 5E3**

MLS® #: **A2112979**

Area: **Richmond**

Listing Date: **03/07/24**

List Price: **\$870,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**  
Lot Information  
Lot Sz Ar: **5,803 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,105**  
Low Sqft:  
Ttl Sqft: **1,105**

DOM

**73**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

**Back Lane,Backs on to Park/Green Space,City Lot,Dog Run Fenced In,Front Yard,Lawn,Gentle Sloping,No Neighbours Behind,Level,Street Lighting,Treed Parking Pad**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Dog Run,Fire Pit,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Parquet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Electric Range,Electric Stove,ENERGY STAR Qualified Dryer,Gas Water Heater,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**  
Int Feat: **Separate Entrance,Sump Pump(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`1" x 12`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 9`1"</b>	<b>Entrance</b>	<b>Main</b>	<b>8`0" x 3`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 12`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`0"</b>

Mud Room  
Bedroom  
Bedroom  
Furnace/Utility Room

Main  
Basement  
Basement  
Basement

5`0" x 3`0"  
10`0" x 9`1"  
11`0" x 11`1"  
9`0" x 17`0"

3pc Bathroom  
Kitchen  
Family Room

Basement  
Basement  
Basement

5`0" x 6`1"  
11`0" x 11`1"  
12`0" x 17`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8997GC**

Zoning:  
**RC2**

Remarks

Pub Rmks:

**For additional information, please click on Brochure button below. Oversized 52.5 ft frontage by 121 ft deep lot. This is 1 of 3 properties adjacent, zoned RC2. This home backs onto a park, due to zoning, allows development potential (verification with municipality regarding re-development will be required). Large yard shows well. Bright open windows. Basement part of home, unregistered suite. Beautiful home with multiple opportunities for use.**

Inclusions:  
Property Listed By:

n/a  
**Easy List Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









