



THE
A-TEAM

**RE/MAX
FIRST**

4503 RICHMOND Road, Calgary T3E 4P9

MLS®#: **A2152737**

Area: **Glamorgan**

Listing Date: **07/25/24**

List Price: **\$879,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1963**
Lot Information
Lot Sz Ar: **6,415 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,040**
Low Sqft:
Ttl Sqft: **1,040**

DOM

53
Layout
Beds: **6 (3 3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Irregular Lot,Landscaped,Level,Treed**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **See Remarks,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`8" x 10`7"
Bedroom	Main	10`7" x 8`1"
Living Room	Main	14`7" x 12`11"
4pc Bathroom	Main	9`3" x 6`7"
Bedroom	Basement	10`5" x 7`4"
Family Room	Basement	30`3" x 10`8"
Furnace/Utility Room	Basement	7`8" x 6`9"

Room	Level	Dimensions
Bedroom	Main	12`8" x 9`1"
Dining Room	Main	11`1" x 7`11"
Kitchen	Main	12`1" x 10`7"
Bedroom	Basement	10`11" x 7`9"
Bedroom	Basement	11`0" x 9`0"
Laundry	Basement	11`0" x 5`9"
3pc Bathroom	Basement	6`4" x 4`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

754HV

Remarks

Pub Rmks: **Builders & Investors Choice !!! Corner Lot !!! Welcome to this ideally located Corner lot 6 Bedroom home. With the recent blanket zoning changes going to RCG by City of Calgary, There is potential for multi family development up to eight units (check with city of Calgary) . House is in good condition and ready to rent out while you wait your permits . Upstairs This home features three bedrooms, a full bathroom. basement Suite (illegal) has additionally 3 bedroom and full bathroom could be good income source, laundry room, and a recreation room. Wonderful property with endless possibilities for investors, developers and home owners. A great location short drive to Mount Royal University, Glamorgan TLC School & St. Andrews School. Great proximity to Downtown, Westhill's Shopping Centre, Grey Eagle Events Centre, restaurants and entertainment with great access to major roadways allowing quick access to out of town. Don't miss and Book your showing !!!**

Inclusions: **None**
Property Listed By: **Real Broker**

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







