



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2309 RICHMOND Road, Calgary T2T 5E3**

MLS® #: **A2168285**

Area: **Richmond**

Listing Date: **09/24/24**

List Price: **\$780,000**

Status: **Active**

County: **Calgary**

Change: **-\$18k, 07-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**

Finished Floor Area

Abv Sqft: **939**  
Low Sqft:  
Ttl Sqft: **939**

Lot Information

Lot Sz Ar: **5,722 sqft**  
Lot Shape:

DOM

**35**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Dog Run Fenced In,Front Yard,Lawn,Low Maintenance Landscape,Gentle Sloping,Interior Lot,No Neighbours Behind,Irregular Lot,Yard Drainage,Treed Double Garage Detached,Parking Pad,RV Access/Parking**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**  
Flooring: **Hardwood,Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Gas Water Heater,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>3`3" x 3`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`7" x 11`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`1" x 15`8"</b>
<b>Entrance</b>	<b>Main</b>	<b>11`7" x 3`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`5" x 10`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 9`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>3`3" x 4`8"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>7`10" x 11`1"</b>

Dining Room  
Living Room  
Bedroom

Basement  
Basement  
Basement

4`4" x 8`9"  
12`0" x 11`11"  
9`9" x 8`4"

4pc Bathroom  
Bedroom  
Storage

Basement  
Basement  
Basement

5`3" x 9`2"  
9`5" x 8`6"  
21`10" x 12`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC2**

**8997GC**

Remarks

Pub Rmks: **For additional information, please click on Brochure button below. A rare opportunity presents itself with this home, one of three adjacent properties, ideal for rental income or potential development. Sitting on a spacious lot measuring 52 1/2 feet wide by 121 feet deep and boasting a picturesque backdrop of a vast park, this property is zoned RC2, making it suitable for duplex construction. Built in 1953, this charming bungalow features a sun-filled yard overlooking the park, an L-shaped kitchen, a basement with ample potential, and a double garage. Offering bright and open living spaces, this property is truly unique and holds immense potential. Prime location.**

Inclusions: **all drapes**  
Property Listed By: **Easy List Realty**

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











