



THE
A-TEAM

**RE/MAX
FIRST**

2309 RICHMOND Road, Calgary T2T 5E3

MLS® #: **A2168285**

Area: **Richmond**

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

List Price: **\$785,000**

Status: **Pending**

County: **Calgary**

Change: **+\$86k, 17-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**
Lot Information
Lot Sz Ar: **5,722 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **939**
Low Sqft:
Ttl Sqft: **939**

DOM

88
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
Mud Room	Main	3`3" x 3`2"	Kitchen	Main	10`8" x 9`2"
Dining Room	Main	8`7" x 11`2"	Living Room	Main	14`1" x 15`8"
Entrance	Main	11`7" x 3`5"	Bedroom	Main	12`1" x 10`0"
4pc Bathroom	Main	6`5" x 10`0"	Bedroom - Primary	Main	10`1" x 9`1"
Walk-In Closet	Main	3`3" x 4`8"	Kitchen	Basement	7`10" x 11`1"

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







