



**4503 RICHMOND Road, Calgary T3E4P9**

MLS®#: **A2176502** Area: **Glamorgan** Listing **11/03/24** List Price: **\$849,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 09-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1963** Abv Sqft: **845**  
 Lot Sz Ar: **6,415 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **845**

DOM

**48**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Metal Siding ,Wood Frame**  
 Heating: **Central,Natural Gas** Flooring: **Carpet,Tile**  
 Sewer: Ext Feat: **None** Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Refrigerator,Washer/Dryer**  
 Int Feat: **Open Floorplan,Pantry,See Remarks,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	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	Main	12`8" x 9`1"	Dining Room	Main	11`1" x 7`11"
Kitchen	Main	12`1" x 10`7"	Bedroom	Basement	10`5" x 7`4"
Family Room	Basement	30`3" x 10`8"	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 has additionally 3 bedroom and full bathroom , 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:  
Property Listed By: **NONE**  
**eXp Realty**

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





