



**3432 RICHMOND Road, Calgary t3e4n6**

MLS® #: **A2195725** Area: **Killarney/Glengarry** Listing Date: **02/19/25** List Price: **\$1,450,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



FRONT 3D VIEW

General Information

Prop Type: **Multi-Family**  
 Sub Type: **4 plex**  
 City/Town: **Calgary**  
 Year Built: **1952**  
Lot Information  
 Lot Sz Ar: **5,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,120**  
 Low Sqft:  
 Ttl Sqft: **1,120**

DOM  
**3**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:  
Parking  
 Ttl Park: **4**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof: Construction:  
 Heating: Flooring:  
 Sewer: Water Source:  
 Ext Feat: Fnd/Bsmt:  
 Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Refrigerator,Washer/Dryer**  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**  
 Legal Desc: **732GN**

Zoning: **R-CG**

Remarks

Pub Rmks: **ATTENTION BUILDERS and INVESTORS!!! HIT 2025 RUNNING WITH A GREAT MULTI-FAMILY BUILD. SAVE TIME AND MONEY. DEVELOPMENT PERMIT RELEASED, DEVELOPMENT SURVEY COMPLETED, DESIGN PLAN COMPLETED, DSSP COMPLETED, DEPOSIT TO CITY OF CALGARY COMPLETED. ALL THE HEAVY LIFTING IS DONE AND NOW YOU'RE READY TO BUILD ASAP! CMHC MLI SELECT ELIGIBLE , 8 LEGAL SUITES. EXCELLENT CASH FLOW PROJECTIONS AND CAPITAL APPRECIATION. CLOSE TO LRT/TRANSIT, 17 AVE, MOUNT ROYAL UNIVERSITY, NORTH GLENMORE PARK, WALMART, SHOPPING/RESTAURANTS AND QUICK COMMUTE TO DOWNTOWN**

Inclusions:  
Property Listed By:

**none**  
**TREC The Real Estate Company**

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



1 REAR 3D VIEW  
M2

