



THE
A-TEAM

**RE/MAX
FIRST**

3422 RICHMOND Road, Calgary T3E 4N6

MLS® #: **A2200178** Area: **Killarney/Glengarry** Listing Date: **03/21/25** List Price: **\$750,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1952**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **848**
 Low Sqft:
 Ttl Sqft: **848**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stucco, Wood Siding**
 Flooring: **Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **H-GO**
 Legal Desc: **732GN**

Remarks

Pub Rmks: **An incredible opportunity for investors, builders, and developers, this property is zoned H-GO. This property presents a prime opportunity for densification within an established residential area. Located just a few blocks from schools and shopping, this property features 2 bedrooms and one bathroom on the main floor. The basement features a separate entrance, a kitchen, one bedroom, and a bath. A single detached garage and ample street parking add convenience, while the surrounding area continues to grow with new developments along Richmond Road. Whether you're looking to build now or hold for future development, this property presents an exceptional chance to live, rent, and invest. Don't miss out on this prime development opportunity with endless potential—act now!**

Inclusions: n/a
Property Listed By: **Real Broker**

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





03172025 - 3422 RICHMOND RD SW
MAIN 844.39 SQ.FT 78.44 N2
RMS AREA 844.39 SQ.FT 78.44 N2

