

3422 RICHMOND Road, Calgary T3E 4N6

MLS®#: A2200178 Killarney/Glengarry Listing 03/21/25 List Price: **\$750,000** Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached

City/Town: Year Built: 1952 **Lot Information**

Lot Sz Ar: Lot Shape:

Calgary

Abv Saft:

Low Sqft:

Ttl Sqft: 848 5,995 sqft

Finished Floor Area

848

DOM 15

Layout

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

Parking

Ttl Park: 1 Garage Sz: 2

Access:

Lot Feat: **Back Lane**

Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt**

Forced Air Heating: 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

Laminate Counters

Int Feat: **Utilities:**

Room Information

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

Title: Zoning: **Fee Simple** H-GO

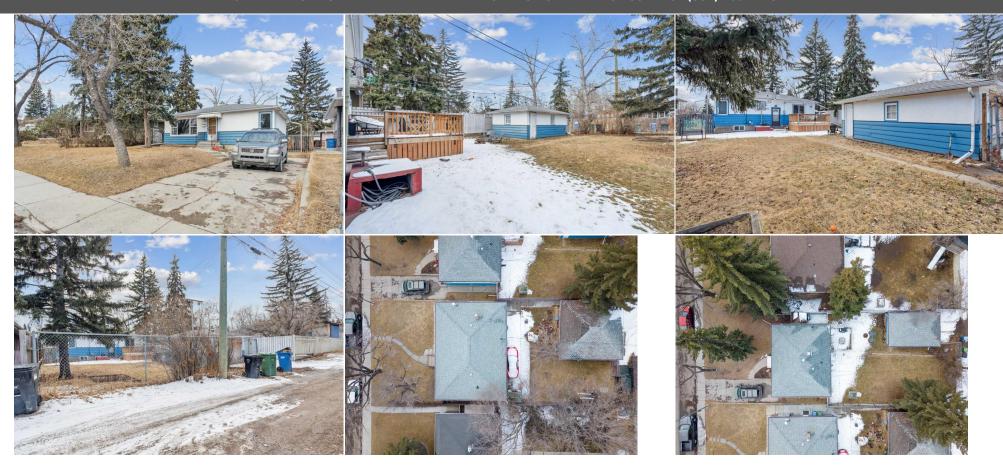
Legal Desc: 732GN Pub Rmks:

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:

Property Listed By: Real Broker

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





03.17.2025 - 3422 RICHMOND RD SW MAIN 844.39 SQ.FT 78.44 M2 RMS AREA 844.39 SQ.FT 78.44 M2

