

**4503 Richmond Road SW
Calgary, Alberta**

MLS # A2218705



\$830,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1963 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan		

Inclusions: none

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 Suite (illegal) has additionally 3 bedroom and full bathroom could be good income source, 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 !!! Directions: Rooms & Measurements 1P 2P 3P 4P 5P 6P Baths: 0 0 1 1 0 0 Bed Abv: 3 EnSt Bth: 0 0 0 0 0 0 Rms Abv: 6 Garage Dims (L x W): 22'0" x 20'0" Total AG: 96.62 Mtr2 1,040.00 SqFt Property Information Basement: Full, Partially Finished Laundry Ft: In Basement Heating: Standard, Forced Air, Natural Gas Cooling: None Construction: Metal Siding , Wood Frame Fireplaces: 0 Foundation: Poured Concrete Flooring: Carpet, Hardwood, Tile Exterior Feat: Other Fencing: Fenced Roof Type: Asphalt Shingle Balcony: Other Reports: Floor Plans, RMS Supplements Parking: Double Garage Detached Total: 2 Features: See Remarks, Separate Entrance, Walk-In Closet(s) Comm Feature: Park, Schools Nearby, Shopping Nearby Lot Features: Back Lane, Corner Lot, Irregular Lot, Landscaped, Level, Treed Goods Include: None Appliances: Electric Stove, Refrigerator Other Equip: None

Goods Exclude: None Reg Size Incl: Floor Location: Other Rooms Information Type Level Dimensions Primary Bed Main 12'8" x 10'7" 3.86M x 3.22M Type Level Dimensions Bedrm Main 12'8" x 9'1" 3.86M x 2.77M Bedrm Main 10'7" x 8'1" 3.22M x 2.46M Dining Main 11'1" x 7'11" 3.38M x 2.41M Living Main 14'7" x 12'11" 4.44M x 3.94M Kitchen Main 12'1" x 10'7" 3.68M x 3.22M 4pc Bathroom Main 9'3" x 6'7" 2.82M x 2.01M Bedrm BSMT 10'11" x 7'9" 3.33M x 2.36M Bedrm BSMT 10'5" x 7'4" 3.18M x 2.23M Bedrm BSMT 11'0" x 9'0" 3.35M x 2.74M Family BSMT 30'3" x 10'8" 9.22M x 3.25M Laundry BSMT 11'0" x 5'9" 3.35M x 1.75M Frn/Util BSMT 7'8" x 6'9" 2.34M x 2.06M 3pc Bathroom BSMT 6'4" x 4'3" 1.93M x 1.30M Agent & Office Information List Agent: Charn Parmar charn.parmar@gmail.com Phone: 403-354-3500 List Firm: Real Broker Phone: 855-623-6900 Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 Firm Fax: Appt: Go Direct but leave text message to list realtor Showing Contact: Charn Parmar 403-354-3500 List Date: 07/25/2024 Comm: 3.5% on First \$100k+1.5% on BOSP Expiry Dt: 10/16/2024 LB Type/Info: SentiLock/Lockbox kept on railing by front door, Keys however are for the Back door. Wi