



**2309 Richmond Road SW
Calgary, Alberta**

MLS # A2113098



\$870,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1953 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fer		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: all drapes

For additional information, please click on Brochure button below. A rare opportunity presents itself with this home. Sitting on a spacious lot measuring 52.5 ft wide by 121 ft deep and boasting a picturesque backdrop of a vast park, this property is zoned RC2, making it suitable for development potential (verification with municipality regarding re-development will be required). Built in 1953, this charming bungalow features a sun-filled yard overlooking the park, an L-shaped kitchen, a basement with ample potential, and a double garage. Offering bright and open living spaces, this property is truly unique and holds immense potential. Prime location.