



**4503 Richmond Road SW
Calgary, Alberta**

MLS # A2152737



\$899,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1963 (61 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped, Level, Treed		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Walk-In Closet(s)		

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 !!!