



2513 20 Street SW
Calgary, Alberta

MLS # A2205015



\$749,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Soaking Tub		

Inclusions: PLEASE ACCEPT 'AS IS' including NO RPR, See SCHEDULE 'A' Attached in Supplements

WELCOME to this *** 50' X 105" LOT*** that is located in the highly sought-after community of Richmond. This spacious 5,252 Sq Ft subdividable lot offers incredible potential for builders and investors. Whether you're looking to renovate the existing home or pursue a multi-unit or multi-dwelling development, this lot provides the perfect opportunity to unlock significant value. With the right vision, you can transform this property into multiple homes or rental units, capitalizing on its prime location and future growth potential. Situated in a well-established, desirable neighborhood, this property provides easy access to a variety of green spaces and community amenities. The Richmond Knob Hill Community Association is just around the corner, offering a range of local events that foster a sense of connection and neighborhood pride. For outdoor enthusiasts, the proximity to both Glenmore Reservoir and Fish Creek Provincial Park offers plenty of recreational activities, just minutes away. This quiet lot is surrounded by mature trees and hedges, creating a private sanctuary perfect for relaxation or entertaining. Additionally, the location offers close access to schools, shopping, and other local amenities, combining convenience with exceptional future growth potential. This property presents an outstanding opportunity for builders and investors looking to capitalize on the growing demand for residential development in this prime area. Whether you plan to renovate the existing home or subdivide and develop, the possibilities are endless. Book your showing today to explore why this subdividable lot is the perfect choice for savvy buyers ready to bring their vision to life!