



2513 20 Street Calgary Alberta

\$749,900

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! (id:6769)

Recreational, Games room 24.33 Ft x 13.08 Ft

Bedroom 14.83 Ft x 13.67 Ft

Other 9.08 Ft x 3.17 Ft

Bedroom 13.67 Ft x 13.00 Ft

Other 8.08 Ft x 2.42 Ft

Storage .50 Ft x 4.00 Ft

Storage 8.33 Ft x 5.67 Ft

2pc Bathroom 5.75 Ft x 3.67 Ft

Living room 19.17 Ft x 13.17 Ft

Kitchen 15.67 Ft x 9.67 Ft

Dining room 15.67 Ft x 11.00 Ft

Primary Bedroom 13.17 Ft x 12.08 Ft

Bedroom 11.67 Ft x 11.08 Ft

Foyer 12.67 Ft x 3.92 Ft

Other 3.75 Ft x 3.17 Ft

4pc Bathroom 8.08 Ft x 7.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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