



## 2309 Richmond Road Calgary Alberta

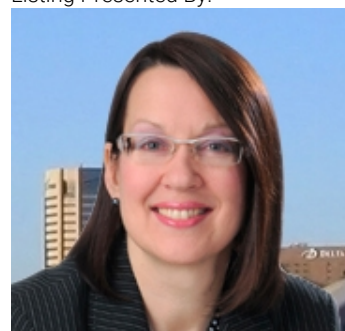
\$780,000

For additional information, please click on Brochure button below. A rare opportunity presents itself with this home, one of three adjacent properties, ideal for rental income or potential development. Sitting on a spacious lot measuring 52 1/2 feet wide by 121 feet deep and boasting a picturesque backdrop of a vast park, this property is zoned RC2, making it suitable for duplex construction. 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. (id:6769)

Kitchen 7.83 Ft x 11.08 Ft  
Dining room 4.33 Ft x 8.75 Ft  
4pc Bathroom 5.25 Ft x 9.17 Ft  
Living room 12.00 Ft x 11.92 Ft  
Bedroom 9.42 Ft x 8.50 Ft  
Bedroom 9.75 Ft x 8.33 Ft  
Storage 21.83 Ft x 12.25 Ft  
Other 3.25 Ft x 3.17 Ft

Kitchen 10.67 Ft x 9.17 Ft  
Dining room 8.58 Ft x 11.17 Ft  
Living room 14.08 Ft x 15.67 Ft  
Other 11.58 Ft x 3.42 Ft  
Bedroom 12.08 Ft x 10.00 Ft  
4pc Bathroom 6.42 Ft x 10.00 Ft  
Primary Bedroom 10.08 Ft x 9.08 Ft  
Other 3.25 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
Easy List Realty

<http://www.easylistrealty.ca/>



**RE/MAX REAL ESTATE  
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