



4503 Richmond Road Calgary Alberta

\$899,000

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 !!! (id:6769)

- Bedroom 10.92 Ft x 7.75 Ft
- Bedroom 10.42 Ft x 7.33 Ft
- Bedroom 11.00 Ft x 9.00 Ft
- Family room 30.25 Ft x 10.67 Ft
- Laundry room 11.00 Ft x 5.75 Ft
- Furnace 7.67 Ft x 6.75 Ft
- 3pc Bathroom 6.33 Ft x 4.25 Ft

- Primary Bedroom 12.67 Ft x 10.58 Ft
- Bedroom 12.67 Ft x 9.08 Ft
- Bedroom 10.58 Ft x 8.08 Ft
- Dining room 11.08 Ft x 7.92 Ft
- Living room 14.58 Ft x 12.92 Ft
- Kitchen 12.08 Ft x 10.58 Ft
- 4pc Bathroom 9.25 Ft x 6.58 Ft

Listing Presented By:



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<http://greatercalgaryproperties.com/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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