



## 3422 Richmond Road Calgary Alberta

\$750,000

An incredible opportunity for investors, builders, and developers, this property is zoned H-GO. This property presents a prime opportunity for densification within an established residential area. Located just a few blocks from schools and shopping, this property features 2 bedrooms and one bathroom on the main floor. The basement features a separate entrance, a kitchen, one bedroom, and a bath. A single detached garage and ample street parking add convenience, while the surrounding area continues to grow with new developments along Richmond Road. Whether you're looking to build now or hold for future development, this property presents an exceptional chance to live, rent, and invest. Don't miss out on this prime development opportunity with endless potential—act now! (id:6769)

Dining room 13.17 Ft x 12.67 Ft

Living room 13.33 Ft x 12.17 Ft

Primary Bedroom 12.75 Ft x 10.08 Ft

Bedroom 12.83 Ft x 9.08 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.georgebyma.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca