



## 2309 Richmond Road Calgary Alberta

\$870,000

For additional information, please click on Brochure button below. A rare opportunity presents itself with this home. Sitting on a spacious lot measuring 52.5 ft wide by 121 ft deep and boasting a picturesque backdrop of a vast park, this property is zoned RC2, making it suitable for development potential (verification with municipality regarding re-development will be required). 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

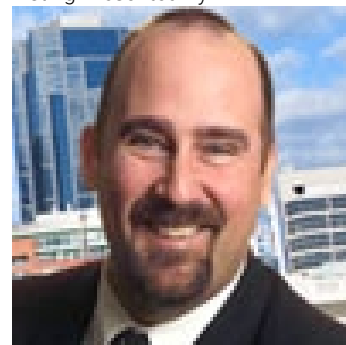
Bedroom 12.08 Ft x 10.00 Ft

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:



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Easy List Realty

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**RE/MAX Realty Professionals**

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