



4511 Richmond Road Calgary Alberta

\$774,800

ATTENTION SAVVY BUYERS, DEVELOPERS and INVESTORS | R-CG zoning 68' Frontage on 7,000 SqFt Reverse Pie lot. R-CG zoning allows for a variety of housing forms from single-detached, semi-detached and rowhouses and may include secondary legal suites. This is a great property to buy and hold or turn into a profitable multifamily venture (subject to approval and permitting by the city/municipality). LIVE IN OR RENT OUT, AND DEVELOP LATER: The home itself is easy to live in and solidly built with large yards and great neighbours. With 3 bedrooms up and a large space that could easily be opened for a great mid century modern feel. The home has great potential but is near move-in ready as is with Newer Furnace w/ HEPA Filter, Hot Water Tank and Water Softener. UNLOCK THE POTENTIAL OF CALGARY'S NEXT GREAT URBAN DEVELOPMENT Fantastic opportunity for a new build project on a 68'-8" x 153' foot pie shaped lot primarily flat and zoned R-CG. at the heart of Calgary's Inner Ring on one of Calgary's Designated Main Roads. This is your chance to secure a parcel of R-CG zoned land on vibrant Richmond Road-right. Designated a City of Calgary "Main Road" and slated for future enhancements with the City. This is where city-building momentum, community amenities, and investment opportunity converge. See Image for specific dimensions. PRIME MAIN STREET LOCATION Richmond Road main street runs from Sarcee Trail to 37 Avenue SW between the communities of Glamorgan and Glenbrook. This route offers a variety of large and small scale commercial and retail. The communities of Glamorgan and Glenbrook attract a diverse demographic of residents who enjoy the neighbourhood access to amenities and transportation options.. OUTSTANDING REDEVELOPMENT POTENTIAL o Surrounded by Amenities Schools, Transportation Corridors, Residents enjoy immediate access to parks, schools, shops, transit, West Hills Shopp...

3pc Bathroom 5.33 Ft x 7.33 Ft

Recreational, Games room 28.42 Ft x 20.83 Ft

Storage 19.08 Ft x 13.58 Ft

Furnace 13.83 Ft x 10.08 Ft

4pc Bathroom 6.33 Ft x 6.92 Ft

Bedroom 12.50 Ft x 9.17 Ft

Bedroom 9.08 Ft x 10.50 Ft

Kitchen 13.83 Ft x 12.08 Ft

Living room 19.83 Ft x 12.83 Ft

Primary Bedroom 11.08 Ft x 12.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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