

3422 Richmond Road SW
Calgary, Alberta

MLS # A2200178



\$750,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1952 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Water: -

Floors: Hardwood, Linoleum

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco, Wood Siding

Zoning: H-GO

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters

Inclusions: n/a

An incredible opportunity for investors, builders, and developers, this property is zoned H-GO and can be purchased with adjacent lot (3418 Richmond Road). The combined 2 lots provide 100-foot frontage and 120 feet of depth, offering a total of 12,000 square feet of buildable area. This 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!