

\$830,000 - 4503 Richmond Road Sw, Calgary

MLS® #A2218705

\$830,000

2 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 0.15 Acres

Glamorgan, Calgary, Alberta

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 !!!

Directions:

Rooms & Measurements

1P 2P 3P 4P 5P 6P

Baths: 0 0 1 1 0 0 Bed Abv: 3

EnSt Bth: 0 0 0 0 0 0 Rms Abv: 6

Garage Dims (L x W): 22`0" x 20`0"

Total AG: 96.62 Mtr2 1,040.00 SqFt

Property Information

Basement: Full, Partially Finished Laundry Ft:
In Basement

Heating: Standard, Forced Air, Natural Gas

Cooling: None



Construction: Metal Siding , Wood Frame

Fireplaces: 0

Foundation: Poured Concrete Flooring:

Carpet, Hardwood, Tile

Exterior Feat: Other Fencing: Fenced

Roof Type: Asphalt Shingle Balcony: Other

Reports: Floor Plans, RMS Supplements

Parking: Double Garage Detached Total: 2

Features: See Remarks, Separate Entrance,
Walk-In Closet(s)

Comm Feature: Park, Schools Nearby,
Shopping Nearby

Lot Features: Back Lane, Corner Lot, Irregular
Lot, Landscaped, Level, Treed

Goods Include: None

Appliances: Electric Stove, Refrigerator

Other Equip: None

Goods Exclude: None

Reg Size Incl: Floor Location: Other

Rooms Information

Type Level Dimensions

Primary Bed Main 12`8" x 10`7" 3.86M x
3.22M

Type Level Dimensions

Bedrm Main 12`8" x 9`1" 3.86M x 2.77M

Bedrm Main 10`7" x 8`1" 3.22M x 2.46M

Dining Main 11`1" x 7`11" 3.38M x 2.41M

Living Main 14`7" x 12`11" 4.44M x 3.94M

Kitchen Main 12`1" x 10`7" 3.68M x 3.22M

4pc Bathroom Main 9`3" x 6`7" 2.82M x 2.01M

Bedrm BSMT 10`11" x 7`9" 3.33M x 2.36M

Bedrm BSMT 10`5" x 7`4" 3.18M x 2.23M

Bedrm BSMT 11`0" x 9`0" 3.35M x 2.74M

Family BSMT 30`3" x 10`8" 9.22M x 3.25M

Laundry BSMT 11`0" x 5`9" 3.35M x 1.75M

Frn/Util BSMT 7`8" x 6`9" 2.34M x 2.06M

3pc Bathroom BSMT 6`4" x 4`3" 1.93M x
1.30M

Agent & Office Information

List Agent: Charn Parmar

charn.parmar@gmail.com Phone:

403-354-3500

List Firm: Real Broker Phone: 855-623-6900

Firm Address: #700, 1816 CROWCHILD

TRAIL NW, CALGARY, T2M3Y7 Firm Fax:

Appt: Go Direct but leave text message to list
realtor

Showing Contact: Charn Parmar

403-354-3500 List Date: 07/25/2024

Comm: 3.5% on First \$100k+1.5% on BOSP

Expiry Dt: 10/16/2024

LB Type/Info: SentriLock/Lockbox kept on
railing by front door, Keys however are for the
Back door. Wi

Built in 1963

Essential Information

MLS® #	A2218705
Price	\$830,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4503 Richmond Road Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E4P9

Amenities

Parking Spaces 4
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Closet Organizers, Open Floorplan
Appliances Refrigerator, Range
Heating Central
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Lighting, Private Entrance, Private Yard
Lot Description Back Yard, Private
Roof Asphalt Shingle
Construction Metal Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 7th, 2025
Days on Market 6
Zoning RC-G

Listing Details

Listing Office Royal LePage METRO

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