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**4511 Richmond Road SW
Calgary, Alberta**

MLS # A2289371

\$774,800

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Irregular Lot, Level, Reverse Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: HEPA Air Filter, Pool Table (All Attached/Unattached Goods in As/Is Condition)

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 •

Surrounded by Amenities Schools, Transportation Corridors, Residents enjoy immediate access to parks, schools, shops, transit, West Hills Shopping Centre, Mount Royal University, and a 16 min drive to downtown. This is a highly desirable address for a diverse range of tenants or buyers. • The Richmond Road area in Calgary is undergoing several revitalization initiatives, including a functional planning study for a Sarcee Trail/Richmond Road interchange, a secondary plan for the Richmond Road/Westboro area, and the redevelopment of the former Richmond Green golf course. The revitalization aims to improve transportation, land use, urban design, and community amenities.