

# \$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
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### 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	3
Zoning	RC-G

### Listing Details

Listing Office	Royal LePage METRO
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