

\$400,000 - 4229 Richmond Road Sw, Calgary

MLS® #A2156724

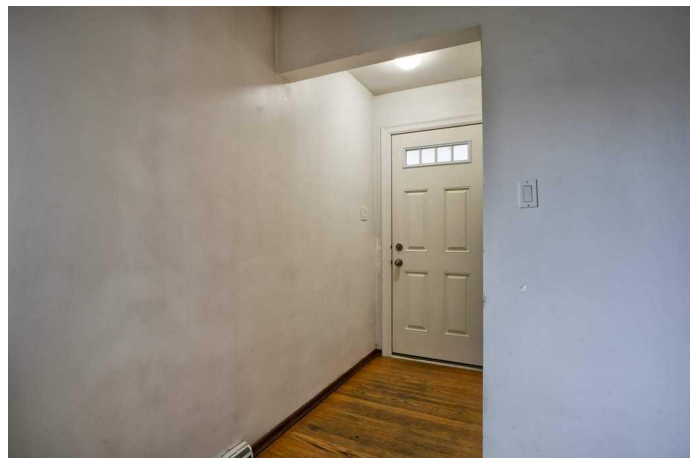
\$400,000

2 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.07 Acres

Glamorgan, Calgary, Alberta

Attention Investors and Renovators! Embrace an exceptional opportunity in the vibrant inner-city community of Glamorgan. This 1959 semi attached bungalow occupies an ideal position on a spectacular, flat lot, perfectly poised for a renovation. Much of the heavy lifting, is already completed with the original windows being replaced and the electrical panel being changed out from its original state. There is a newer double detached garage, newer shingles and a recently replaced hot water tank and high-efficient furnace. The side entry is perfect for a future basement suite development easily accommodating the separation of an upper and lower suite “pending city of Calgary approvals. This rare find in a sought-after location creates an incredible opportunity for future returns. Some of the Highlights that Glamorgan offers are as follows: Recreation: Enjoy proximity to Grafton & Glamorgan Parks offering playgrounds, ball diamonds and the outdoor rink are all just a short walk or bike ride away. Schools: Exceptional walkability to neighborhood schools located just down the street. Transit: Conveniently located just a few houses away from the nearest bus stop headed east bound to downtown Calgary or west bound to the West Hills shopping district. Accessibility: Quick access to major Calgary thoroughfares ensures easy commuting in any direction in less than a 5-minute drive. Shopping & Dining: Discover eclectic shops, restaurants, gas, groceries, and the famous Glamorgan Bakery



are mere steps from your doorstep. Calgary is in immediate need of additional rental properties which underscores the redevelopment potential of this property. 4229 Richmond RD SW is the ideal project for visionary investors. Contact us today to seize this exciting opportunity and delve deeper into the future possibilities of this exceptional property in Glamorgan!

Built in 1959

Essential Information

MLS® #	A2156724
Price	\$400,000
Sold Price	\$441,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	903
Acres	0.07
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4229 Richmond Road Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4P4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Range, Garage Control(s), Refrigerator, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2024
Date Sold	August 11th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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