

# \$750,000 - 3422 Richmond Road Sw, Calgary

MLS® #A2200178

## \$750,000

2 Bedroom, 1.00 Bathroom, 848 sqft  
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

An incredible opportunity for investors, builders, and developers, this property is zoned H-GO. This property 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!

Built in 1952

### Essential Information

MLS® #	A2200178
Price	\$750,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	848
Acres	0.14
Year Built	1952



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	3422 Richmond Road Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4N6

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	19
Zoning	H-GO

### **Listing Details**

Listing Office

Real Broker

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