

# \$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 | 29               |
| Zoning         | H-GO             |

### Listing Details

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