



**GRASSROOTS**  
REALTY GROUP

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**4511 Richmond Road SW**  
**Calgary, Alberta**

**MLS # A2325001**



**\$644,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Level, Reverse Pie Shaped Lot, See Remarks		

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

**Inclusions:** N/A

MOVE, RENT, RENO, or DEVELOP: 1 Property, 4 Ways to Win. | This home offers a solid foundation today combined with exceptional long-term potential. This is a unique opportunity for a savvy buyer. Set on a HUGE and rare 7,000 SQ FT. reverse PIE LOT with an impressive 68-FOOT FRONTAGE, 4511 Richmond Road SW can easily be moved into, or rented out and held for development. This 1960's BUNGALOW sits on a nearly 1100 sq foot foundation with a detached OVERSIZED GARAGE + Parking Pad or RV Storage. SOLID 1960's construction with NEARLY NEW MECHANICAL (newer furnace w/ HEPA filtration, hot water tank, water softener and dual carbon drinking water filtration system). A MID CENTURY MODERN CANVAS to make your own. The generous living area, layout and design offer the opportunity to create a stunning open-concept layout, giving the home a modern feel while preserving its solid construction and popular vintage character & design The MAIN FLOOR layout features a large well lit living room, functional kitchen, dining area, full bathroom and all 3 bedrooms are located on the main floor. This layout offers a large footprint and the flexibility to suit a variety of options. The DEVELOPED BASEMENT adds more usable space, a second full bathroom (developed, but ready to be redone), as well as tonnes of storage. It provides a recreation room and additional living space. It offers extra room to spread out while keeping everyday living centered on the main floor. The LOT/PROPERTY makes this a SOLID FUTURE INVESTMENT. This huge inner city lot with mature trees and a spacious front and back yard sits on vibrant Richmond Road in the popular and established neighbourhood of Glamorgan. Glamorgan is known for its welcoming atmosphere and convenient access to everything from Downtown Calgary, to Mount

Royal University to The Foothills and Rocky Mountains. R-CG INVESTOR ALERT: This property is currently zoned R-CG. This lot also provides a rare but time sensitive opportunity to file a development permit prior to the August Blanket ReZoning Repeal and establish your Multifamily Development Investment. (Subject to approval and permitting by the city/municipality, Parcel slated to be rezoned from R-CG to R-C1). GLAMORGAN continues to evolve through planned transportation improvements, revitalization initiatives, and exciting new developments, making this an address that offers not only an exceptional lifestyle today but also lasting value for years to come. ROOM TO GROW: Whether you're looking for a current home, a lot that doesn't feel like a bowling alley, or a rental investment that gives you the freedom to adapt on your terms. This is a rare opportunity to own a comfortable, move-in-ready bungalow on a highly versatile and adaptable inner city lot. Book Your Viewing Today.