



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2404/2406 Richmond Road SW
Calgary, Alberta

MLS # A2344614



\$949,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,705 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

2404 & 2406 Richmond Road SW. Excellent side-by-side, full-duplex in a premium Calgary neighborhood. Situated on a large 586 square meter R-CG zoned corner lot (H-GO optional)! Due to its unique lot shape, location, and laneway corner, this lot has superb redevelopment potential. Already in an approved LAP (local area plan), this option for H-GO zoning allows for greater build height, density, and stacked developments. With 90' of frontage, plus the laneway corner aspect, entrances & parking features can be placed in many more formats than on a traditional lot. Both sides of the duplex mirror each other, featuring numerous updates throughout including mechanical systems, roofing, stainless steel appliances, quartz countertops, cabinetry, & other finishes. 2 bedrooms up on each side, with developed basements & large mechanical/storage areas. Both units feature fully fenced & private yards with sunny South exposure. The pride of ownership is evident throughout, highlighted by the proven income history of these two properties. Completely turn-key and ready for the next owner. Offering not only excellent revenue potential but also an attractive opportunity for owner-occupied mortgage help. Located in a prime location encompassing all the inner city has to offer including multiple schools nearby, shopping, trendy nightlife and restaurants, and easy access to major amenities like MRU, U of C, SAIT, Foothills Hospital, Chinook Mall, & more! Rarely do properties like this come for sale. 4 total parking spaces with 2 parking pads behind the units & 2 more on the laneway side of the property.