



\$ 519,000.00

3711 RICHMOND ROAD SW CALGARY

<https://paulbrinton.com>

Great rental property with multiple strategies and potentials. Up and down rentals with kitchens and separate entrances. Would be pretty easy to legally suite, subject to approval of city or municipality. Situated on a prime R-C2 lot with a south backyard - very rare in a premium inner city community...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow, Up/Down

MLS ® #: A1155149

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-28 13:06:03

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/28/21

Lot size: 5845 sq ft

Year built: 1956

Parking: Alley Access, Off Street, Parking Pad, Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Hardwood,Vinyl

Exterior Features: Private Entrance,Private Yard

District: CAL Zone W

Inclusions: Stove, Fridge, Washer, Dryer

Lot Features: Back Lane,Low Maintenance Landscape,Landscaped,Rectangular Lot

Heating Type: Forced Air,Natural Gas

Total Parking: 2

Community Features: Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced,Partial

Cooling: None

Interior Features: Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance

Roof Type: Asphalt Shingle

PROPERTY INFORMATION



Basement: Finished, Partially Finished,
Separate/Exterior Entry, Suite, Walk-Out

Laundry features: In Basement, Multiple
Locations

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Electric
Stove,Refrigerator,Washer/Dryer Stacked

Subdivision Name: Rutland Park

Lot Size Acres: 0.13

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 477.60

Photo Count: 50

Unit Exposure: N

Suite: Suite - Illegal

Frontage Metres: 15.24M 50`0"

Living Area SF: 1086.69

Structure Type: House

Restrictions: Utility Right Of Way

