$749,900 - 2513 20 Street Sw, Calgary

MLS® #A2205015

$749,900

4 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 0.12 Acres

Richmond, Calgary, Alberta

WELCOME to this *** 50' X 105" LOT*** that is located in the highly sought-after community of Richmond. This spacious 5,252 Sq Ft subdividable lot offers incredible potential for builders and investors. Whether you're looking to renovate the existing home or pursue a multi-unit or multi-dwelling development, this lot provides the perfect opportunity to unlock significant value. With the right vision, you can transform this property into multiple homes or rental units, capitalizing on its prime location and future growth potential. Situated in a well-established, desirable neighborhood, this property provides easy access to a variety of green spaces and community amenities. The Richmond Knob Hill Community Association is just around the corner, offering a range of local events that foster a sense of connection and neighborhood pride. For outdoor enthusiasts, the proximity to both Glenmore Reservoir and Fish Creek Provincial Park offers plenty of recreational activities, just minutes away. This quiet lot is surrounded by mature trees and hedges, creating a private sanctuary perfect for relaxation or entertaining. Additionally, the location offers close access to schools, shopping, and other local amenities, combining convenience with exceptional future growth potential. This property presents an outstanding opportunity for builders and investors looking to capitalize on the growing demand for residential development in this prime area. Whether you plan to renovate the existing home or subdivide and develop, the

possibilities are endless. Book your showing today to explore why this subdividable lot is the perfect choice for savvy buyers ready to bring their vision to life!

Built in 1952

Essential Information

MLS® #	A2205015
Price	$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,250
Acres	0.12
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2513 20 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4Z4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, On Street
# of Garages	2

Interior

Interior Features	Soaking Tub

Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Street Lighting
Roof	Clay Tile
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate