

\$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, Garbage Collection, Natural Gas Connected, 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, Lawn, Street Lighting, Fruit Trees/Shrub(s) |
| Roof | Clay Tile |
| Construction | Concrete, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 10 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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