

# \$849,900 - 2002 Tecumseh Road Sw, Calgary

MLS® #A2205011

**\$849,900**

4 Bedroom, 1.00 Bathroom, 1,164 sqft

Residential on 0.19 Acres

Richmond, Calgary, Alberta

Here's your chance to own a blank canvas perfect for this \*\*\* 54' X 119.38' LOT \*\*\* for your creative renovation or as an investment property! This opportunity sits on a massive 8,309 Sq Ft lot in the highly desirable Richmond community, known for its central location and abundance of green spaces. Location is everything, and this property offers the perfect setting to bring your vision to life. 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. The Richmond Knob Hill Community Association is just around the corner, offering a range of community events and activities that help foster a sense of connection and pride. For outdoor enthusiasts, both Glenmore Reservoir and Fish Creek Provincial Park are just minutes away, providing ample recreational opportunities. Additionally, schools, shopping, and other essential amenities are all within easy reach, making this location both convenient and appealing. The huge, northeast-facing backyard provides plenty of room for a garden or outdoor activities and offers a quiet and private setting, surrounded by mature trees and hedges. It's the perfect place to create your sanctuary or enjoy peaceful outdoor living. This property offers endless



possibilities for the right buyer, whether you're looking to renovate and make it your dream home or develop it into something new. Don't miss out on this rare opportunity in one of Calgary's most sought-after communities!

Built in 1952

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205011    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,164       |
| Acres          | 0.19        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2002 Tecumseh Road Sw |
| Subdivision | Richmond              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 5C5               |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Garbage Collection, Phone Connected |
| Parking Spaces | 4                                                                                                                   |
| Parking        | Double Garage Detached, Driveway, Garage Faces Front, Garage Faces Rear, On Street, Single Garage Attached          |
| # of Garages   | 3                                                                                                                   |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Soaking Tub                          |
| Appliances        | None                                 |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Gas, Living Room                     |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished, Unfinished |

## Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Private, Street Lighting, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Concrete, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 27               |
| Zoning         | R-CG             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.