

# \$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

Hereâ€™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! MASSIVE 8,309 Sq Ft lot in the highly desirable RICHMOND community, backing onto a back alley w/GREEN SPACE directly behind it. Comes with a a Newer "TRIPLE HEATED 29' X 24' GARAGE + WORKSHOP Insulated with INSULATED DOUBLE DOOR, 10' Ceilings + IN-FLOOR HEAT". An ABUNDANCE of green spaces/parks in the area. 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, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
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Parking Spaces	4
Parking	Driveway, Garage Faces Front, Garage Faces Rear, On Street, Single Garage Attached, Triple Garage Detached
# of Garages	4

## 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

## Exterior

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

## Additional Information

Date Listed	March 25th, 2025
Days on Market	83
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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