

# \$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! This OPPORTUNITY sits on a MASSIVE 8,309 Sq Ft lot in the highly desirable RICHMOND community, known for its CENTRAL location and AUBNDANCE 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.



Itâ€™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. Donâ€™t miss out on this rare opportunity in one of Calgaryâ€™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
Parking Spaces	4
Parking	Driveway, Garage Faces Front, Single Garage Attached, Double Garage Detached, Garage Faces Rear, On Street

# 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, Unfinished, Partially Finished

### Exterior

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

### Additional Information

Date Listed March 25th, 2025  
Days on Market 56  
Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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