



THE
A-TEAM

**RE/MAX
FIRST**

2034 and 2036 28 Street, Calgary T3E 2H4

MLS®#: **A2163047** Area: **Killarney/Glengarry** Listing Date: **09/06/24** List Price: **\$1,250,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Full Duplex**
 City/Town: **Calgary**
 Year Built: **1966**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Detached,See Remarks**

DOM

12
Layout
 Beds: **8 (4 4)**
 Baths: **4.0 (4 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum,Tile**
 Sewer: Ext Feat: **Balcony,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Microwave,Washer/Dryer**
 Int Feat: **Separate Entrance,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`6" x 10`11"	Kitchen	Main	8`6" x 10`11"
Dining Room	Main	10`5" x 10`5"	Dining Room	Main	10`5" x 10`3"
Living Room	Main	19`3" x 13`6"	Living Room	Main	19`4" x 13`6"
Bedroom - Primary	Main	9`6" x 13`1"	Bedroom - Primary	Main	9`5" x 13`3"
Bedroom	Main	9`7" x 13`1"	Bedroom	Main	9`5" x 13`3"
Kitchen	Basement	10`11" x 8`8"	Kitchen	Basement	8`11" x 11`4"
Living Room	Basement	18`3" x 12`8"	Living Room	Basement	18`7" x 12`10"

Dining Room
Bedroom
Bedroom
4pc Bathroom
3pc Bathroom

Basement 9`2" x 10`9"
Basement 8`11" x 12`6"
Basement 8`11" x 12`4"
Main 0`0" x 0`0"
Basement 0`0" x 0`0"

Dining Room
Bedroom
Bedroom
4pc Bathroom
3pc Bathroom

Basement 9`3" x 10`8"
Basement 9`1" x 12`10"
Basement 9`1" x 12`9"
Main 0`0" x 0`0"
Basement 0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC (pre 1P2007)
Legal Desc: **56610**

Remarks

Pub Rmks: **Illegally suited full duplex with 4 self-contained units on an oversized 50 X 125 lot with 3753.9 SQFT of living space and 4 car garage! Investors will love that both sides of this illegally suited duplex are included in the sale - that's 4 self-contained rental opportunities! Ideally located just 3 blocks to the Killarney Aquatic & Recreation Centre. Parking is never an issue thanks to 2 OVERSIZED double detached garages with parking for 4 vehicles plus plenty of extra parking on the street. All 4 units are well-maintained, 2 bedrooms, 1 bathroom with wood-burning fireplaces, separate entrances and their own separate laundry areas and own kitchens for ultimate privacy! The main floor units have expansive balconies overlooking the community and front yards with mature landscaping. The basement units have access to the large backyard with a patio area for summer barbeques and time spent unwinding. Exceptionally located in the much sought-after community of Killarney/Glengarry, ideal for any active lifestyle with trendy shops and restaurants, an easy bike ride to the Bow River and downtown, walking distance to schools, parks, the Killarney Aquatic Centre, the LRT and so much more. The location alone makes this wonderful 4 unit home an outstanding investment opportunity!**

Inclusions: **CALL LISTING AGENT**
Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123