



THE A-TEAM

RE/MAX FIRST

1445 28 Street, Calgary T3C 1L8

MLS#: A2169730 Area: Shaganappi Listing Date: 10/04/24 List Price: \$1,299,800
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 1950
Lot Sz Ar: 8,395 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 1,153
Low Sqft:
Ttl Sqft: 1,153

DOM

2
Layout
Beds: 3 (3)
Baths: 1.0 (1 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Garden, Landscaped, Many Trees
Park Feat: Driveway, Off Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard

Construction: Wood Frame, Wood Siding
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner, Dryer, Microwave, Washer
Int Feat: See Remarks, Soaking Tub, Storage
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Game Room, Storage, Bedroom - Primary, and Bedroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Laundry, Furnace/Utility Room, Bedroom, and 4pc Bathroom.

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 7430GF
Zoning: R-CG

Remarks

Pub Rmks: ****RARE DEVELOPMENT OPPORTUNITY** A massive 55 x 150 ft CORNER LOT just outside DOWNTOWN CALGARY and next to the SHAGANAPPI POINTE GOLF COURSE. | EXCELLENT RE-DEVELOPMENT OPPORTUNITY | WALK to LRT and 17 AVE SW | MASSIVE CORNER LOT surrounded by completed/successful large re-development projects | WEST BACKYARD | AFFLUENT COMMUNITY | EXTREMELY WALKABLE LOCATION with tonnes of amenities nearby! Builders and investors take note...this PHENOMENAL SITE is perfect for multiple development visions. Also within walking distance are schools, parks, the community centre, Westbrook Mall, the Killarney Aquatic and Rec Centre and seemingly endless amenities along Bow Trail, 17th Ave and 37th Street. A charming 1950 bungalow currently sits on the property making it an ideal holding property. The house is being sold as-is where-is, however the current owners reside very comfortably in the home. Parking is never an issue due to the detached garage, side driveway, huge lot and tonnes of street parking for you and your guests. Advantageously situated close to both Mount Royal University and U of C. This affluent community is also anchored by tennis courts, a skating rink, public transit, schools, many parks, a coulee and an extremely active community centre! Truly a phenomenal location and an impressive lot with endless possibilities! Don't let this one slip away...Opportunities like this do not come up often. Call your agent, secure this land and start making your plans today!**

Inclusions: Dishwasher as-is, stove as-is
Property Listed By: eXp Realty

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







