



THE
A-TEAM

**RE/MAX
FIRST**

2037 28 Street, Calgary T3E 2H3

MLS®#: **A2184393**

Area: **Killarney/Glengarry**

Listing Date: **02/01/25**

List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Lot Information

Lot Sz Ar: **7,976 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

DOM

37
Layout
Beds: **6 (4 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Manufactured Floor Joist**
Flooring: **Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Laminate Counters,Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`11" x 11`3"	Breakfast Nook	Main	8`0" x 6`0"
Dining Room	Main	11`8" x 11`3"	Living Room	Main	17`3" x 15`8"
Bedroom - Primary	Main	14`0" x 11`3"	Bedroom	Main	6`11" x 9`3"
Bedroom	Main	8`5" x 9`4"	Bedroom	Main	11`7" x 9`11"
4pc Bathroom	Main	0`0" x 0`0"	Kitchen	Suite	12`2" x 8`6"
Family Room	Suite	13`9" x 14`11"	Dining Room	Suite	6`0" x 15`0"
Bedroom	Suite	11`5" x 13`0"	Bedroom	Suite	9`7" x 10`10"

4pc Bathroom

Suite

0`0" x 0`0"

Laundry
Legal/Tax/Financial

Basement

11`4" x 7`0"

Title:

Fee Simple

Legal Desc:

56610

Zoning:

R-CG

Remarks

Pub Rmks:

PRIME DEVELOPMENT OPPORTUNITY IN KILLARNEY - APPROVED FOR 10 UNITS! This oversized 64' x 120' lot in the highly sought-after community of Killarney is fully approved for a 10-unit multi-family development, with architectural plans and a building permit ready to go, making it an ideal project for developers and investors looking to build in one of Calgary's most desirable inner-city neighborhoods. Not ready to build yet? The existing renovated home features a separate (illegal) basement suite, offering cash-flowing rental income. Located in a prime location with easy access to downtown, transit, schools, and amenities, this property provides flexible investment potential, whether you choose to develop immediately or hold and rent. Don't miss out on this rare opportunity!

Inclusions:

Property Listed By:

**Full Building Plans and Approved DP permits for a 5 Plex with 5 Legal Suites
CIR Realty**

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